

D-3482/2

Index to file "D".3482.

"RENT REDUCTION & REMISSION MOVEMENT"

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D.3482/2.....Station reports, Intelligence  
reports, Press reports and  
translations.

NOTE      Special Branch Reports. (see Cover No.1).

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3482.

81. 12. 80

December 31, 1935.

4  
Morning Translation.

Chen Pao and other local newspapers:

THE RENT REDUCTION MOVEMENT

Sometime ago, the Executive Yuan called a meeting at which officials of the Ministry of Finance, the Ministry of Industry, the Shanghai City Government and the Nanking City Government drew up a set of regulations governing the solution of disputes over house rent. The Shanghai City Government then asked the local Tangpu and the City Government Council to state their views on these regulations.

On December 18, the City Government Council held a meeting to examine the regulations, at which Wong Shiao Lai (王少黎), Doo Yuet Sun (杜月笙) and others were present.

The request made by the Shanghai Citizens Federation to the effect that the standard house rent be fixed at 5 per cent of the combined value of the land on which the house stands and the cost of the construction of the house was approved. It was also decided that all other charges are to be prohibited.

August 29, 1940

TAIRIKU SHIMPO

"SIX RUSSIANS OF VOLUNTEER CORPS OF FRENCH POLICE  
DISAPPEARED WITH TWO MACHINE-GUNS."

Six White Russians attached to the Volunteer Corps of the French Municipal Council disappeared a few days ago.

On August 28, it was found that two of the machine-guns owned by the Volunteer Corps were missing. The Police, however, are keeping this matter secret, but are making every effort to locate the men.

Special Branch Registry

~~(C.I.D.) Office Notes~~

File No. 8 JH 82/1

SUBJECT

Part I

RENT REDUCTION & REMISSION MOVEMENT

SPECIAL BRANCH REPORTS EDITION MAY 1943

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY  
No. S. B. D. 3482  
S. I., Special Branch Station,  
Date November 6, 1935.

REPORT

Date November 6, 1935.

Subject (in full) Rent Reduction Federation of All Tenants in Shanghai.

Made by D.P.S. Hackay.

Forwarded by

Bob Everett 50

further to report on the above subject dated October 28, the first meeting of the new Executive Committee of the Rent Reduction Federation of All tenants in Shanghai, scheduled to be held at 2 p.m., November 1, at 173 Chun Kai Shek Road, Chapei, has now been postponed indefinitely.

This information was obtained by Agent 39.

D.P.S.  
D.C. (Special Branch).

File  
JMB  
205

## SHANGHAI MUNICIPAL POLICE.

File No. 3482

S.I. Special Branch

## REPORT

Date November 5, 1935.

Subject Rent Reduction movement (O.O.L.)

Made by D.P.S. Mackay

Forwarded by Bob Bruce

the Yee Feng Li (怡豐里) (Jessfield Road, O.O.L.)

Rent Reduction Section held a meeting between 7.30 p.m. and 10 p.m. November 4 in the office of the Section in house no. 9 in the alleyway, and passed the following resolutions :-

- 1) That Lawyer Wong Yien-koh (王咸棟) be engaged to defend Waung San-chan (黃三載), tenant of house no. 11, who has been sued by the landlord for non-payment of rents.
- 2) That in the event of Waung losing the case, all members of the Section be instructed to make a personal appeal to the Court.
- 3) That a subscription fee of \$2.00 be collected from each tenant to defray the expenses of the Section.

The above information was obtained by Agent 36.

All correct.

D. P. S.

D. C. (Special Branch).

*Zile  
J.W.*

SHANGHAI MUNICIPAL POLICE

File No. REGISTRY

SHANGHAI MUNICIPAL POLICE No. S. B. D. 2782

S.1., Special Branch 55

REPORT

Date Nov. 4, 1935.

Subject Meeting of the Federation of Rent Reduction Movement

Committees of Various Districts in Shanghai.

Made by D.P.S. Mackay

Forwarded by S.B. Lovett, S.P.

Between 3.15 p.m. and 4 p.m. on November 2, fifty-four Chinese claiming to represent various sections of the Federation of Rent Reduction Movement Committees of Various Districts in Shanghai, 13 Station Road, Chapei, held a meeting in the Ming Sung Middle School, 14 Nan Ling Li (南林里), Singkiang Road, Chapei, Chung Chien-pu (鄭劍波) presiding.

The primary discussion affected a rival organization, the Rent Reduction Federation of All Tenants in Shanghai, 173 Chun Ka Zah Road, Chapei, and the meeting resolved to approach the local Kuomintang and the Bureau of Social Affairs in regard to its activities. Apparently this organization has attempted to compel local residents to join their movement on payment of an entrance fee, and has also distributed propaganda opposing the Federation of Rent Reduction Movement Committees of Various Districts in Shanghai.

Discussions were then held in regard to the rent reduction movement, and it was decided that :-

1. In the event of landlords failing to grant reductions in rent, all payments <sup>due</sup> to them be withheld and the money banked deposited in a bank.
2. That the case of the sub-tenants of Shou Ping Li (壽品里), Ward Read, be referred to the Eastern District Rent Reduction Movement Committee of the Federation, 44 Feng Yuan Li, Tongshan Road. These sub-tenants have appealed to the Federation for assistance in opposing their first tenants, who are attempting to eject them as they have not paid their rents.

SHANGHAI MUNICIPAL POLICE.

File No.....

REPORT

Station,

Date ....., 19

Subject .....

Made by ....., Forwarded by .....

- 2 -

The foregoing information was obtained by  
Agent 39.

*Average*

D. P. S.

D. C. (Special Branch)

S.I.

Please include in D.I.R. on Nov 5  
and pass to Reg. W file

Included in D.R. of 8/1/35

*P.D.S. 8/1/35*

SHANGHAI MUNICIPAL POLICE

F.S. No. REC. ....

No. S. B. D. 3482

S.1, Special Branch Station 35

Date November 4, 1935

REPORT

Date November 4, 1935

Subject Rent Reduction Movement (French Concession)

Made by D.P.S. Mackay

Forwarded by 328 Everett D.

The Yung Yu Li ( 駐 舊 廉 ) (Rue Porte de l'Ouest) Rent Reduction Section held a meeting at 2 p.m. November 3 at house No.13 in the alleyway and passed the following resolutions :-

- 1) That the tenants of the alleyway be instructed to deposit rents in the branch office of the Shanghai Commercial and Savings Bank, 123 boulevard de montigny, pending a settlement of the dispute with the landlord.
- 2) That a lawyer be engaged to deal with possible legal proceedings by the landlord against the tenants.
- 3) That any tenant who pays rents to the landlord be regarded as an enemy of the Section.
- 4) That the tenants be instructed to report to the Section any coercive action taken by the landlord against them.
- 5) That the office of the Section be removed from No.13 Yung Yu Li to No.65 in the same alleyway.
- 6) That a letter be addressed to the landlord requesting a reduction in rents with effect from October, 1935.

The Heng mow Li ( 恒 莫 廉 ) Rent Reduction Section of the 3rd District branch of the 2nd Special District Rent Reduction Movement Committee was removed on November 3 from 91 Heng mow Li, boulevard de montigny to 81 Rue Marco Polo.

*16*  
The above information was obtained by Agent 32.

*Received*

D. P. S.

D. C. (Special branch)

*file*  
*JMB*

LDL

FORM NO. 3  
G 35,000-1-35

SHANGHAI MUNICIPAL C.E.

REPORT

Subject..... Rent Reduction movement (Pootung)

SHANGHAI MUNICIPAL F.C.

S. B. REG. S.I.  
No. S. B. D. 3482  
Date November 4, 1936

Made by D.P.S. Mackay

Forwarded by

The Pootung branch of the movement Association was formally constituted at a meeting held between 2 p.m. and 3.30 p.m. November 4th at the Yih Sing Primary School (益心) in the premises of the South Road (南匯路), Pootung. Some 120 persons were present. The election of an executive committee of 17 persons, a number including one that the office of 43 north Fu Tong Road, Pootung.

District Rent Reduction  
Branch was established at  
the election of an executive  
solutions were passed  
Branch be established at  
anch be established at  
ned by C.D.C. 49.

D. C. (Special Branch).

File  
J.W.

LDL.

FM. 2  
G. 40M-9-35

File No. 3482

SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch ~~3000A~~

REPORT

Date October 30, 1935.

Subject Rent Reduction movement (Chapei) - Activities of the "Federation of Rent Reduction movement Committees of various Districts in Shanghai".  
Made by D.P.S. Mackay Forwarded by *300 Governor*

Twelve committee members of the "Federation of Rent Reduction movement Committees of Various Districts in Shanghai" held a meeting in their office, 13 Station Road, Chapei, between 4 p.m. and 5.30 p.m. October 29. Zung Chien-pu (鄧劍波) presided. The following resolutions were discussed and passed :-

- 1) That the petition to be presented to the 6th Plenary Session of the Kuomintang requesting the issue of a decree for a general reduction in rents, which is being circulated among local residents for signatures, be ready for despatch not later than November 5.
- 2) That a meeting of representatives of various rent reduction sections be convened at 2 p.m. November 3 in the Ming Sung middle School, Nan Ling Li, Sinkiang Road, Chapei, to discuss measures to accelerate the movement.
- 3) That the monthly expenditure of the federation be limited to \$20.

That the request for assistance to obtain a reduction in rents, made by the residents of Foh Ying Fang (福盈坊), Liaoyang Road, be referred to the Eastern District Rent Reduction Movement Committee, 44 Wong Yuen Li, Tongshan Road.

- 5) That legal action be taken against Mu Chien-pah (胡健伯), a committee member of the Paoshing Li (Paoshan Road, Chapei) Rent Reduction Section and the "Rent Reduction Federation of All Tenants in Shanghai," 173 Chun Kai Shek Road, Chapei, who are alleged to have libelled the committee members of the Northern District Rent Reduction Branch of the "Federation of Rent Reduction movement Committees of Various Districts in Shanghai," 13 Station Road, Chapei.



J. J. G.  
1 NOV 1935

File No. ....

SHANGHAI MUNICIPAL POLICE.

REPORT

..... Station,

Date ..... 19

Subject .....

-2-

Made by .....

Forwarded by .....

The above information was obtained by Agent 39.

*Almacay*

D. P. S.

D. C. (Special branch).

Acting Commissioner of Police,  
Sir,

Information,

*J. A. Givens*

LDL

F.M. 2  
G. 40,000.1.35

SHANGHAI MUNICIPAL POLICE.

File No. 3.H.823

S.I., Special Branch ~~Station~~

REPORT

Date October 28, 1935.

Subject Rent Reduction movement

Made by D.P.S. Mackay

Forwarded by B.B. Brewster, D.P.S.

A number of persons claiming to be representatives of the Rent Reduction Federation of All Tenants in Shanghai, 173 Chun Kai Shek Road, Chapei, are engaged in persuading tenants in the Hongkew and West Hongkew Districts to become members of the Federation by paying a subscription fee of \$1.00. most of the tenants approached have refused to join the organization.

The first meeting of the new Executive Committee of the Rent Reduction Federation of All Tenants in Shanghai, elected at the general meeting of promoters held on October 21 at 173 Chun Kai Shek Road, Chapei, is scheduled to take place at 2 p.m. on November 1 at the above address, for the purpose of appointing a standing committee.

The above information was obtained by C.D.S. 89 and Agent 39.

D. P. S.

D. C. (Special Branch).

S.I.

Further report please in due course.

J.W.

D.P.S. Mackay

28 OCT. 1935

28/10/35

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY  
File No. S. B. D. 3482

S. I., Special Branch Station,  
24 OCT 1935

REPORT

Date October 24, 1935.

Subject The rent reduction movement and the tenants of

S. A. Hardoon & Co.

Made by D.P.S. Mackay. Forwarded by B.B. Everett, D.C.

With reference to the attached cutting from the "China Press" of October 15, I have to report that for some time past the tenants of Hardoon & Co. along Nanking Road have been agitating for a reduction in their rents. As no such reduction was forthcoming, the tenants decided to suspend payment of rent, and coercion by employees of the Company failed to have any effect.

The Hardoon Company then selected the San Yih Silk Store, 463 Nanking Road, as an example, and on September 20 applied to the Special District Court for attachment of the property of the store. The following day the proprietor of the store, to avert attachment of his property, appeared in Court and deposited \$2250, representing three months' rent on his premises, with the Court. It is understood that the Court paid over this sum to the landlords. Hardoon & Co. then notified their tenants that all rents more than four months in arrears should be paid by October 13, failing which legal proceedings would be instituted.

None of the tenants, most of whom are three to six months in arrears, have paid; no legal action has yet been taken by Hardoon & Co., although it is understood that they intend to do so within the course of the next few days.

D.I. Pan Lein-pih and C.D.S. 156 assisted in obtaining the information which forms the basis of this report.

Information  
24/10/35  
A. J. C.  
D.O. A.  
S. C.  
R. C.  
W. C.  
24/10/35



Summary

D.P.S.

D.C. (Special Branch).

D.B. (Dens)  
Dear Sirs and Kindly  
Yours to D. O. J.W. 24 OCT 1935

11302

THE CHINA PRESS, TUESDAY, OCTOBER 15, 1935

SECRET HISTORY

## Tenants Of Hardoon Fail To Pay Up

Renters On Nanking Rd.  
Still Determined As Deadline Passes

**NO EFFORTS MADE TO COMPROMISE**

**Boycott By Chinese  
Shop-Keepers Is Hinted**

With yesterday set as the deadline by the S. A. Hardoon Company for the payment of rents in arrears by tenants of Hardoon shops and store spaces on Nanking Road, legal action of an almost unprecedented nature in Shanghai is expected to ensue during the next few days. The tenants, according to information obtained by a CHINA PRESS reporter yesterday, didn't pay up.

Officials of the Hardoon Company could not be reached last night, hence nothing definite could be learned of their plans. When they last discussed the matter, however, they were emphatic in statements that they would sue provided the rents were not paid on the scheduled time.

A committee member of the First Special District Rent Reduction Association, however, declared that the attitude of the tenants on Nanking Road toward the Hardoon concern remained just what it was three and four weeks ago. No efforts at compromise have been made, he declared, adding that none will be made until the landlord concern decides to follow the lead of other Shanghai landlords by reducing rents.

He pointed out that in other sections of the city, in the French Concession, the Settlement and in Chinese-controlled territory, landlords have reduced rents rather than to see their properties unoccupied. He expressed the belief that the threat made by the Hardoon Company to seal the premises of firms refusing to pay their rents on Nanking Road would hardly work to an advantage for the Hardoons.

He continued that in his opinion the local business community, which includes the Chinese, the English and the Americans, would be greatly embarrassed if the Hardoons succeeded in closing down the businesses of those who refused to pay their rents.

SI  
For inquiry  
and report please

WAG  
15 OCT. 1935

## Hardoon & Co. Opens Hostilities Against Tenants

The uncompromising attitude the Hardoon & Co. took in the protracted dispute with its tenants in regard to rent reduction came to a climax last Saturday when three suits have been filed with the First Special District court to the amount of Dol. 15,772 claimed to be rent in arrears due from the Foo Loo Zoo Confectioners, the Tuck Lee Watch Company and the San Yik Silk Store, all of Nanking Road. One of this concerns is said to owe eight months' rent and the other two to three months'. The hearing is scheduled to take place shortly.

All negotiations with the Hardoon & Co. have failed as the firm refused to lower the rents. It is reported that this is a trial balloon the firm not intending to take legal action against other tenants preferring to wait the judgment in these three suits.

IDL

FORM NO. 3  
G. 35,000-1-35

SHANGHAI MUNICIPAL POLICE.

File No. MUNICIPAL POLICE  
S. B. REGISTRY

Bldg. 3482

S. I., Special Branch

REPORT

Date October 30, 1939.

Subject Rent Reduction movement (French Concession).

Made by D.P.S. Mackay

Forwarded by Bldg. 3482

On October 29, the Yung Yu Li (永裕里) (Rue Porte de l'Ouest) Rent Reduction Section sent a letter to the landlord the Zung Kee Company (順記公司), 157 Tientsin Road, asking for a 40% reduction of rent. The tenants of the alleyway have decided to deposit their rents in a bank until a settlement has been reached.

The above information was obtained by Agent 32.

Mackay

D. P. S.

D. C. (Special branch).

File  
W.H.

LDL

FM. 2  
G. 40M-9-35

File No. 3472

SHANGHAI MUNICIPAL POLICE.

S. I., Special Branch  
REPORT

Date October 30, 1935.

Subject Rent Reduction movement - the mei yuan (梅園) Restaurant and  
the Zung Chow (忠州) motel.

Made by D.P.S. mackay

Forwarded by *R.D. Goveas*

In September 1935, the Zung Chow (忠州) motel,  
159 Chekiang Road, landlords, sued their tenant, the mei yuan  
(梅園) Restaurant, 621 - 623, roochow Road, in the Special  
District Court for five months' arrears of rent. On October  
26 the Court ordered the landlords to reduce the rent by 20%,  
retroactive from April 1, 1935, and the tenant was instructed  
to pay off the arrears.

Some years ago this restaurant rented five shop  
premises from the hotel at \$928.00 per mensem. In October 1932,  
the rent was increased by 20% and a contract was signed by  
both parties that this rental of \$1,113,60 per mensem should  
remain in force for a period of ten years. In March this year  
the tenant requested the landlord to reduce this sum by 50%  
giving as his reasons the existing business depression. As  
no reply was given by the landlords, the tenant withheld  
payment of rent for the months of April, May, June, July and  
August.

The above information was obtained by C.D.S. 94.

*JG*

*Deputy Commissioner*

D. P. S.

D. C. (Special Branch).

Acting Commissioner of Police

*Sir,*

Information.

*J. H. Goveas*

D. C. (S. B. D.)

30 OCT. 1935



WCT/  
FM. 2  
G. 40,000-1-36

SHANGHAI MUNICIPAL POLICE

File No. S. B. REGISTRY

No. S. B. D. 3482

S.1, Special Branch 24, S. B. D.

REPORT

Date October 29, 1935

Subject Rent Reduction Movement. (O.O.L.)

Made by D.P.S. Mackay

Forwarded by Bob Everett, D.S.

Fifty tenants of the Si Yung Ching Li (西榮慶里), Robison Road, O.O.L., at a meeting held at 2 p.m. October 28, decided to deposit their rent for the month of October with the Branch Office of the Kincheng Banking Corporation, Brenan Piece, and to appeal for assistance to the Western District Rent Reduction Movement Committee, 113 Shing Kong Li, Connaught Road, O.O.L., in connection with the legal proceedings instituted by the landlord against them for non-payment of rent.

The meeting was convened by the Si Yung Ching Li Rent Reduction Movement Committee and took place in House No.15 of that alleyway.

Nine members of the Nantao District Rent Reduction Movement Committee held a meeting in their office at 1 Tse An Li (智安里), Loo Shiang Yuen Road, Nantao, at 4.30 p.m. October 28. The following resolutions were discussed and passed :-

1. That all tenants be instructed to report to the committee cases where legal action is instituted by landlords for non-payment of rent.
2. That the expenses of the committee be defrayed for the time being by Sung Sing-fu (沈心撫), one of the promoters.

The above information was obtained by Agents 31 and 38.

File off  
D. C. (Special Branch)

D. P. S.

LDL

FM. 2  
G. 40M-9-35

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

FILE NO. REGISTRY

S. B. D. 3482

S. I., Special Branch<sup>26</sup> 10 34

REPORT

Date October 26, 1935

Subject Rent Reduction Movement

Made by D.P.S. Mackay

Forwarded by B.B. Lovest, D.P.

A notice was issued by the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, 13 Station Road, Chapei, to the various branches and sections of the Federation instructing that the signatures of tenants to a petition to be despatched to the 6th Plenary Session of the C.C.C. of the Kuomintang must be obtained before Oct. 30 and that all tenants be instructed to withhold payment of rents to those house owners who have refused to grant a reduction in rent.

The Eastern District Rent Reduction Movement Committee held a meeting at No.6 Zung Sing Fang (詒仙坊), Ward Road, at 7 p.m. October 24 and passed the following resolutions :-

- 1) That the various branches of the committee be instructed to carry out the instructions of the Federation that the signatures of tenants in the Eastern District be obtained to a petition to be despatched to Nanking.
- 2) That all tenants in the Eastern District be instructed to form rent reduction sections.
- 3) That the tenants of Hwa Tung Li (華東里), Tongshan Road, be permitted to form a section of the committee.
- 4) That all sections of the committee be notified to order their members to withhold payment of rents to those house owners who have refused to reduce the rent.
- 5) That two representatives be appointed to negotiate with the owners of the houses in Yien Ling Li (延齡里), Yulin Road, and Kwang Teh Li (光德里), Jansen Road, for a reduction in rent.

The above information was obtained by C.D.S.156 and Agent 39.

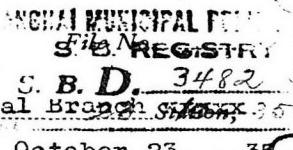
D. C. (Special Branch) 25 OCT 1935

D.P.S.

LDL

F.M. 2  
G. 40M-9-24

SHANGHAI MUNICIPAL POLICE.



REPORT

Subject... Rent Reduction Movement

Made by... D.P.S. Mackay

Forwarded by... B.B. Served Oct. 23

The Executive and Supervisory Committees of the Western District Rent Reduction Movement Committee held a meeting between 9 a.m. and 11 a.m. October 22 at 113, Sing Kong Li, Connaught Road, and passed the following resolutions :-

- 1) That permission be granted to the tenants of Teh Loong Fang (德隆坊), Robison Road, O.O.L., to form a section of the Rent Reduction Movement Committee.
- 2) That a representative be appointed to supervise the formal inauguration of a rent reduction section by the tenants of Tsieh Zai Li (積善里), Brenan Road, O.O.L.
- 3) That the tenants of Hóng Shing Li (宏興里), Jessfield Road, O.O.L., be instructed to organize a rent reduction section of the Committee.
- 4) That an investigation be conducted into the activities of certain members of the West Yung Ching Li (西榮慶里), (Robison Road, O.O.L.) Rent Reduction Section, who have reached a compromise with the landlord.

The tenants of Hwei Shing Li (惠興里) (Lane 805), East Seward Road, led by Ling Dao-tse (林道志), Principal of the Mao Yi (麻義) Primary School, 47 Hwei Shing Li, have withheld the payment of rents since January, 1935, because the landlords, the Yuan Mow Company (元茂公司), 277 Ningpo Road, have refused to reduce the rent by 40% and subsequently sued the tenants in the First Special District Court for non-payment of rents. On October 17, the Court ordered the tenants to pay off the rents in arrears, while the landlords were instructed to reduce the rents by 20% with effect from January 1, 1935.

There are forty seven houses in the alleyway and

File No.....

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date..... 19

Subject.....

-2-

Made by..... Forwarded by.....

twenty seven shop premises in the vicinity, the rents of which range from \$38 to \$60.

The above information was obtained by Agents 36 and 37.

HC

Accuraccy.

D. P. S.

D. C. (Special Branch).

File

MR

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WCT/  
FM. 2  
G. 40M-9-31

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

File No. S. B. REGISTRY

S. B. D. 3482

S. I., Special Branch 2200/0 35

REPORT

Date October 22, 1935

Subject

Rent Reduction Movement.

Made by D.P.S. Mackay

Forwarded by B. B. Everest, D.P.S.

The preparatory committee of the Yung Yu Li (永裕里) (Rue Porte de l'Ouest) Rent Reduction Section held a meeting at 4 p.m. October 21 and passed a series of resolutions, including one to the effect that the office of the section be established in house No.12 in the alleyway named.

The North Kwang Tuh Li (北光德里) (Lane 280, Yulin Road) Rent Reduction Section was formally inaugurated at a meeting held at 2 p.m. October 21 in the Teh Shing Tea House (德興茶樓), 289 Pingliang Road. Some thirty persons were present. An executive committee of five persons was appointed. After some discussion, a resolution requesting the landlord Chen Loh Chi (陳樂記), 283 Yulin Road, to reduce the rents by 30% was passed.

There are thirty five houses in the alleyway and the rent of each house is \$25.00 per month.

At a meeting of the Yee Feng Li (義豐里) (Jessfield Road, O.O.L.) Rent Reduction Section held at 7 p.m. October 21 in house No.11 in the alleyway, it was decided to deposit all rents with the Western District Branch of the Kincheng Banking Corporation pending a settlement of the dispute over a reduction of rent.

The above information was obtained by Agents 32, 36 and 37.

16.

Almanac

D. P. S.

D. C. (Special Branch)

*filed*

WCT/  
FM. 2  
G. 40H-9-35

SHANGHAI MUNICIPAL POLICE

SHANGHAI MUNICIPAL POLICE

FIS. NO. REGISTRY

No. S. B. D. 3482

S. I., Special Branch 10 35

REPORT

Date Oct. 22, 1935.

Subject The Rent Reduction Federation of All Tenants in  
Shanghai.

Made by G.A. Tizon Forwarded by B.B. Everett, S.S.

About 300 persons claiming to be promoters of the Rent Reduction Federation of All Tenants in Shanghai whose office is in the Chungshan Guild, No. 173 Chun Ka Zah Road, off Jukong Road, Chapei, held their first general meeting at the above address between 2 p.m. and 3.30 p.m. October 21. The meeting had originally been scheduled to take place at the Kwangtung Theatre, North Szechuen Road.

Wu Tse Wan (吳子坦), a member of the Chungshan Guild, who presided, in the course of a speech stated that the rent reduction associations in Shanghai already in existence had failed in their duty with the result that the rent reduction movement has had no result. He declared that the principal aim of the promoters in organizing the Federation was to enable the people to secure relief from their financial burdens.

The following resolutions were then passed :-

1. That the regulations of the Federation (37 in number) be passed.
2. That the work of canvassing members for the Federation be expanded.
3. That the Authorities and various circles be requested to render assistance to the rent reduction movement.

Subsequently the following 21 persons were elected to serve on a temporary Executive Committee of the Federation :-

Zia Fee (謝非), a graduate of the Shanghai Law College, Wu Tse Wan (吳子坦), a member of the Chungshan Guild, Tsang Seu Ngo (張守戎), a lawyer, Wong Dung Kung (王純根), a novel writer, Bang Zuen Loong (彭祖龍), Au Sz Ching (夏時清), Zee Chiu Zung (徐秋達), Zung Tien (陳天).

SHANGHAI MUNICIPAL POLICE.

REPORT

.....Station,

Date.....19

Subject.....

Made by.....

Forwarded by.....

-2-

Hu Chien Pei (胡健伯), Faung Mai Ah (方曼阿), Liu Shiu Chao (劉秋鈞), Chao Vung (卓文), Zung Fei (陳匪), Bang Tae Tsai (彭子堯), Nien Mung (嚴夢), Liu Fuh San (劉復山), Shu Ching Vung (許景文), Tsang Hung Yuen (張鳴元), Faung Tee Ming (方子銘), Li Doo Sung (李渡生), a Medical Practitioner, and Li Chung Kwai (李錦葵).

At 5.30 p.m. a manifesto and a circular telegram bearing on the meeting were issued.

This Federation<sup>is</sup> apparently being formed in opposition to the Shanghai Municipality Rent Reduction Movement Committee whose office is in the Chinese Chamber of Commerce. In a special issue of a news sheet published by this Federation on the occasion of the general meeting appears a letter addressed to the Federation by the Pao Shing Li (Chapei) Rent Reduction Section denouncing the Shanghai Municipality Rent Reduction Movement Committee in the Chinese Chamber of Commerce and alleging that it has arranged a compromise with the landlords, and that Hu Yih Poo (胡一波), Wei Long Shien (韋龍軒), and Yih Chi-chong (易其昌), members of the Shanghai Municipality Rent Reduction Movement Committee, had made money out of the rent reduction movement.

The news sheet also contained an item to the effect that representatives of the Tangpu and the Social Bureau would attend and deliver addresses, but it is significant that none of these officials were present; furthermore, the proceedings had to be considerably shortened because the promoters had failed to secure

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,  
Date..... 19

Subject.....

Made by.....

Forwarded by.....

-3-

permission to hold the meeting.

At about 2 p.m. prior to the meeting, a motor car bearing licence No. 11903 deposited two foreign gentlemen and a lady in front of the Kwangtung Theatre. The party was directed to the Chunshan Guild. They remained at the meeting for about 30 minutes only, leaving behind a Chinese interpreter to listen to the proceedings to the end.

The names of the members of the party have been ascertained. They are :

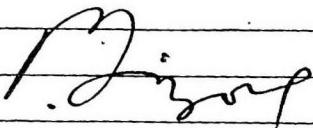
Mr. H.M. Bell, No. 911 Avenue Joffre, proprietor of the American Corsets Co. at that address.

Mr. H.I. Shohor, No. 919 Avenue Joffre, proprietor of Shohor's Pharmacy at that address.

Mrs. Lilly Carr, No. 917 Avenue Joffre, proprietor of the Lilly Salon at this address.

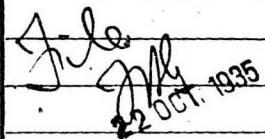
When asked whom or what interests they represented, Mr. Bell evaded the question. Mrs. Carr simply replied, "Tenants."

Clerk Liao Chung-chien rendered valuable assistance in this assignment.



C. A.

D. C. (Special Branch)

  
22 Oct. 1935

WCT/  
FM. 2  
G. 40M-9-38

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY

No. 8 N. B. D. 3482

Date 21-10-35

SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch ~~Section~~,

REPORT

Date Oct. 21, 1935.

Subject Rent Reduction Movement.

Made by D.P.S. Mackay

Forwarded by B. B. Lovenst, D.S.

Thirty members of the Rent Reduction Section in the Ting Nieh Li (提荷里), Jessfield Road, O.O.L., held a meeting in the home of one of the members at No.8 Brenan Road, at 3 p.m. October 19 and passed the following resolutions :-

1. That the reduction in rents of 10% granted by the landlord of the premises of the Ting Nieh Li be rejected and that a demand for a reduction of 20% be made.
2. That pending a settlement of the question of reduction in rents, all tenants of the alleyway be urged to deposit the rents in the branch office of the Kincheng Banking Corporation at Brenan Piece.

At a meeting of fourteen members of the Federation of Rent Reduction Movement Committee's of Various Districts of Shanghai in their office at 13 Station Road, Chapei, at 3.30 p.m. October 19, the following resolutions were discussed and passed :-

1. That all branches and sections of the Federation be instructed to request members to affix their signatures to a petition to be dispatched to the 6th Plenary Session of the C.E.C. of the Kuomintang requesting assistance in the rent reduction movement.
2. That all branches and sections of the Federation be urged to apply to the Federation for registration certificates.
3. That the report of the Eastern District branch on the indiscriminate collection of key money from the tenants of the Zung Sing Fang (詮信里) (Lane 343), Ward Road, by the landlords, the Sincere Company, be referred to

File No. ....

SHANGHAI MUNICIPAL POLICE.

REPORT

..... Station,

Date. .... 19

Subject. ....

Made by. ....

Forwarded by. ....

- 2 -

the legal section of the Federation.

4. That the complaints of the tenants of the E Dah Li (Lane 328), Ward Road, against the landlord for compelling them to sign a lease be referred to the Eastern District Branch of the Federation, No.44, Lane 781, Tongshan Road.
5. That the applications for registration of tenants of the An Zung Li (安復里) (Lane 274), Shanhaikwan Road, and the Tah Shing Li (大興里) (Lane 262), Tatung Road, be approved.
6. That all branches and sections of the Federation be instructed to render assistance to the tenants of the West Yung Ching Li (西華慶里), Robison Road, O.O.L. who are being sued by their landlord for non-payment of rents, and that Lee Tse-kong (李志剛), a rent collector in the employ of the landlord, be warned against collecting other moneys from the tenants.

Copies of the draft of the petition to be dispatched to the 6th Plenary Session of the Kuomintang were distributed on October 20 by the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, for the information of its branches and sections. The petition requests the Party authorities to issue a decree ordering a 40% reduction in house rents.

The Eastern District Rent Reduction Movement Committee held a meeting at 9.30 a.m. October 20 in house No.44, Beon Yuan Li (Lane 781), Tongshan Road, and passed the following resolutions :-

1. That the various branches and sections of the Committee

File No.....

SHANGHAI MUNICIPAL POLICE.

.....Station,

REPORT

Date.....19

Subject.....

Made by..... Forwarded by.....

- 3 -

be instructed to request all tenants to append their signatures to a petition to be dispatched to the 6th Plenary Session of the Kuomintang.

2. That a general meeting of representatives of tenants in the Eastern District be held on a date to be decided later.

3. That all branches and sections of the committee be instructed to order their members to withhold payment of rents to those landlords who have refused to grant a reduction.

The foregoing information was obtained by Agents 36, 37 and 39.

*thursday*

D. P. S.

D. C. (Special Branch)

*file  
gph*

SHANGHAI MUNICIPAL POLICE.

Special Branch 1935

REPORT

Date Sept. 19, 1935.

Subject Activities of the Rent Reduction Committee of the  
2nd Special District Citizens' Federation.

Made by and Forwarded by C.D.I. Grubb

In the afternoon of September 18, Mr. A.H. Hatherly, Land and Estate Agent, 50 Niukiang Road, called at Police headquarters and reported that on September 17 a man named Chang Dao-doong (常道同) had visited his office and presented a letter from the 2nd Special District Rent Reduction Committee of the 2nd Special District Citizens' Federation, the contents of which referred to the question of reduction of rents for the Estate Agency's houses in the French Concession. Chang, who was represented in the letter as a secretary of the Rent Reduction Committee, proposed to Mr. Hatherly that if he would agree to the payment of \$2 to the Committee for each house the agency represented in the Concession, he would undertake the task of persuading recalcitrant tenants to pay their rents without delay.

This proposition was rejected by Mr. Hatherly who feels indignant regarding the methods of the Rent Reduction Committee, and looks upon the matter as a form of blackmail. His visit to Police Headquarters was merely to inform the Settlement Police of the incident as he is taking the case up with the French Police.

Grubb

C. D. I.

File

YR

D. C. (Special Branch)

LDL

FM. 2  
G. 40M-9-35

SHANGHAI MUNICIPAL POLICE.

File No. 3482

18-10-18

S.1, Special Branch Station

REPORT

Date October 18, 1935.

Subject Rent Reduction Movement.

Made by D.P.S. Mackay

Forwarded by B.B. Guenard. 52

Five representatives of the Special District Rent Reduction Movement Committee submitted a petition to the Shanghai City Government on October 17 requesting that a notification ordering a 40% reduction in house rent be issued.

Chen Chien-pu (鄭劍波), a representative from the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, 13 Station Road, Chapei, who was arrested on October 16 by officers of the Bureau of Public Safety for having held a meeting without permission, was released on October 17.

The rents of houses in the King Kwei Li (金貴里), Hanbury Road, have been reduced by 15% with effect from July 1, 1935 by Atkinson & Dallas, Ltd., the owners, 100 Peking Road. There are about twenty houses in the alleyway and the rentals range from \$65.00 to \$46.00.

The above information was obtained by C.D.S.89, Agents 31 and 34.

*MacLean.*

D. P. S.

D. C. (Special Branch).

*file*  
*file*  
18 OCT 1935

LDL

F.M. 2  
G. 40M-9 5

SHANGHAI MUNICIPAL POLICE

S. I., Special Branch

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY

No. 61 END. 3482

Date 17-10-35

Date October 17, 1935.

REPORT

Subject Rent Reduction Movement

Made by D.P.S. Mackay

Forwarded by P.B. Lovens

A meeting of representatives of various branches and sections of the Northern District Rent Reduction Movement Committee was held at 3 p.m. October 16 at 13, Station Road. During the meeting it was decided to notify each branch and section to draft a petition to be dispatched to the Government requesting that a notification ordering a reduction in rents be issued.

Under the auspices of the Nantao District Rent Reduction Movement Committee, No. 1 Tse An Li, Loo Hsiang Yuan Road, Nantao, representatives of various branches of the committee held a meeting at 3 p.m. October 16 in the Young Men's Lecturing Group Building, Small West Gate, Nantao, when the following resolutions were discussed and passed :-

- 1) That the tenants of houses on Min Kuo Road, Chung Hwa Road, Zao Ka Road, and Fang Pang Road, Nantao, be instructed to withhold payment of rents from October 17.
- 2) That representatives be appointed to the appealing group organized by the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, 13 Station Road, Chapei, for the purpose of submitting a petition to the 6th Plenary Session of the C.E.C. of the Kuomintang, requesting the issue of a decree ordering a reduction in rents.
- 3) That the tenants in Chung Hwa Road, Min Kuo Road, Fang Pang Road, and Zao Ka Road, Nantao, be instructed to form rent reduction branches of the committee.
- 4) That any tenant who violates the resolutions of the meeting be held responsible for any loss that may be sustained by the committee.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

.....Station,

Date ..... 19

Subject .....

-2-

Made by .....

Forwarded by .....

At the close of the meeting, a party of Police from the Bureau of Public Safety arrived and arrested a representative of the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, 13 Station Road, Chapei, for having held the meeting without first obtaining permission from the authorities.

The above information was obtained by Agents 31 and 39.

*Macrae*

D. P. S.

D. C. (Special Branch).

*A. de  
C. J. H.*

S. I., Special Branch

## REPORT

Date October 15, 1935.

Subject Rent Reduction Movement

Made by D.P.S. Mackay

Forwarded by P. P. Lovest

## The Shanghai Municipality Rent Reduction Movement

Committee will submit another petition to the Shanghai City Government on October 17 requesting that a notice ordering a general reduction of rents be issued.

A meeting of representatives of various branches and sections of the Northern District Rent Reduction Movement Committee will be held at 2 p.m. October 16 at 13 Station Road, Chapei, to consider the dispatch of a petition to the 6th Plenary Session of the C. E. C. of the Kuomintang.

About thirty persons attended a meeting of the Western District Rent Reduction Movement Committee held between 3 p.m. and 4 p.m. October 14 in the office of the committee, 112 Sing Kong Li, Connaught Road, and passed the following resolutions :-

- 1) That permission be granted to the tenants of the Hong Ching Li ( 江慶里 ), Robison Road, O. O. L., to form a branch of the Rent Reduction Committee.
- 2) That an appeal be submitted to the Court requesting that the case brought by the owner of the property in the West Yung Ching Li ( 西榮慶里 ), Robison Road, O. O. L., against a number of his tenants for refusal to pay rent be dealt with as leniently as possible.
- 3) That two persons be appointed to carry out the instructions of the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai to obtain the signatures of tenants in the Western District for a petition to be submitted to the 5th Plenary Session of the C. E. C. of the Kuomintang.

Copies of a pamphlet advising tenants to append their signatures to a petition to be submitted to the government

File No.....

## SHANGHAI MUNICIPAL POLICE.

.....Station,

## REPORT

Date.....'19

Subject.....

-2-

Made by.....

Forwarded by.....

have been printed by the Federation of Rent Reduction Movement Committees of Various Districts of Shanghai, 13 Station Road, Chapei. They will be distributed within a few days.

A rent reduction section known as the Yung Yu Li (永裕里) Section ( Rue Porte de l'Ouest) of the 4th Branch of the Second Special District Citizens' Federation was formed at a meeting held on October 14 in the office of the 4th Branch, 132 Rue Eugene Bard. A preparatory committee of 15 persons was elected.

The above information was obtained by Agents 32, 34, 36 and 39.

16

Thursday

D. P. S.

D. C. (Special Branch).

file

JW  
15 OCT 1935

( C O P Y )

C.9745

Shanghai Municipal Police  
Headquarters.

Date

SHANGHAI FIRE BRIGADE  
August 27, 1935.

No. S. B. D. 3482

Date 3 9 35

D. C. (Sp.Br.)

There must be a license for any performance to which the public are admitted on payment & they must in future notify the Council of any performance open to the public so that the Fire Brigade can inspect.

(Sd.) R. C. Aiers.

27.8.35.

I.

Ch. Insp. Grubb,  
Please note inform staff and pass to Registry to file.

(sd.) T.P.G.  
( 28.8.35.)

II.

D. I. Everest,  
Please note.

(sd.) H.G.

III. (sd.) B.B.E.

(28.8.35.)

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch *1482*

Date August 24, 1935.

Subject (in full)..... Rent Reduction Movement.

Made ~~xx~~ and

Forwarded by D.I. Everest

On August 22, information was received that in connection with the Rent Reduction Propaganda Week to be conducted by the Rent Reduction Committee of the 1st Special District between August 25 and 31, theatrical performances were to be staged during the inauguration meeting to be held in the hall of the Ningpo Fellow Countrymen's Association, 480, Thibet Road, on August 25, and that handbills containing propaganda relating to the rent reduction movement were to be thrown from aeroplanes flying over the Settlement and handbills and posters distributed and posted in various districts of the Settlement.

At 4.30 p.m. August 23, Mr. Li Ngan-kuei (*黎敬全*), a member of the Standing Committee of the Rent Reduction Movement Committee of the 1st Special District, was interviewed by D.I. Everest and D.I. Sih Tse-liang in the office of the Committee in the Chinese Chamber of Commerce, North Soochow Road. It was explained to Mr. Li that it would be advisable if his committee obtained the permission of the Municipal Council before holding the theatrical entertainment in the Ningpo Fellow Countrymen's Association on August 25, and that the proposal of the Committee to distribute handbills and posters on the streets, did not meet with the approval of the Municipal Police. Mr. Li was also informed that although the Municipal Police had no cause for complaint against the rent reduction movement, the distribution of handbills either from aeroplanes or by individuals was a movement which smacked of agitation and was therefore deemed unadvisable. In reply Mr. Li Ngan-kuei stated that he agreed with these views and promised

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date 19

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

to confer with his fellow committee members on the subject, following which he would communicate with this office.

At 10 a.m. to-day, August 24, word was received from Mr. Li that the Rent Reduction Movement Committee had decided to cancel their decision to distribute handbills from aeroplanes and on the streets of the Settlement, and would only distribute handbills to members during the course of the inauguration meeting to be held on August 25 and posters to those members owning shops for displaying on the premises.

Regarding the question of applying to the Council for permission to hold the theatrical performances during the inauguration meeting on August 25, Mr. Li expressed regret that the Committee had decided not to make any such application for the sole reason that such procedure had never been adopted in the past in respect of theatrical entertainments held in the premises of the Ningpo Mellow Countrymen's Association.

B. R. Govear

D. I.

D. C. (Special Branch)

Acting Commissioner of Police,  
Sir,

Information. From a police point of view there is no objection to the theatrical performances but the Fire Brigade may wish to take some precautions in the interests of safety recommend that the question of taking extra precautions be waived in the present case. J.W.G.

This seems satisfactory

J.W.G.

25 AUG 1935

Included in  
ER of  
Aug 24.

H.G.

M. U.  
SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. S. H. T. R. C.

No. S. P. D. 3482  
S. 1, Special Branch

Date June 18, 1935.

Subject. Rent reduction movement.

Made by D. S. Umemoto.

Forwarded by *J. Gault*

Mr. Anzai, No. 192 Minghong Road, representing some 80 Japanese tenants of a block of houses along Boone, Nanzing, Miller and Minghong roads, has opened negotiations with Mr. Hardoon, the landlord, for the wholesale reduction of the house rent by 15%. The rent ranges between \$42.00 and \$115.00 per mensem.

It is learned that the landlord has agreed to grant as from June, 1935 a reduction of 15% to houses facing main roads and of 7½% to those in alleyways. The tenants owing rent in arrears will not be entitled to enjoy the privilege.

The negotiations still continue at present. All the Japanese tenants have withheld the payment of rent for the month of May.

There are some 40 Chinese tenants in this block of houses who are also contemplating submitting a demand to the landlord in a body.

*File J. Gault*  
22 JUNE 1935  
D. S. (spkr)  
notice + returned  
expenses  
Deputy Commissioner, Special Branch.  
*R.*

*M. Umemoto*  
D. S.  
D. S. (Dwms)  
Information and please  
pass W.D. O. C. J. G.  
18 JUNE 1935

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY.

File No. D 31182

SHANGHAI MUNICIPAL POLICE.

S. I., Special Branch, ~~Special Branch~~, 1

REPORT

Date April 15, 1935.

Subject Rent Reduction Movement - meeting of the Nantao District  
Rent Reduction Movement Association.

Made by D.S. McKeown

Forwarded by H. Grubb, esq.

Under the auspices of the Nantao District Rent Reduction Movement Association, some forty representatives of tenants of various alleyways held a meeting at 4.30 p.m. April 12, in the office of the Association at No.3 Yung Ching Li, Ming Kuo Road, Nantao. Sung Sing-fu (孫心福) presided over the meeting.

The following resolutions were discussed and passed :-

- 1) That the tenants of the Ih An Li, Zung An Li, and Chi An Li, Chiu Mow Dien, City, be notified that the Association will not render any assistance should they refuse to accept the 10% reduction in rent proposed by the landlord.
- 2) That a letter of thanks be sent to Tu Yoeh-sung for having accepted an invitation to become a director of the Association.
- 3) That an Industry and Commerce Relief Committee be appointed by the Association to co-operate with the China Industry and Commerce Relief Co-operative Association in connection with the division of the fund to be raised by the ministry of Finance to provide loans for factory owners and merchants.
- 4) That Sung Sing-fu and 14 others be elected to form the above committee.
- 5) That factory owners and merchants in Nantao be notified to register with the Association if they desire to obtain loans. (The registration office of the Committee will be located at Houses Nos. 2 and 3 Yung Ching Li, Ming Kuo Road.)
- 6) That no fee be charged for the registration. The Committee will commence registration at 1 p.m. April 13.

Jm: Kown

D. S.

D. C. (Special Branch).

File No. 31182

15 APRIL 1935

S. S. REGIST.

File No. ....

No. D 3682

SHANGHAI MUNICIPAL POLICE.

REPORT

S. I. B. 3682 1/25

Date February 12, 1935.

Subject (in full) Rent Reduction movement.

Made by D.S. Mac Adie Forwarded by H. Grubb et al.

Unrest now exists among the tenants of the Zung An Li (忠安里), nyi An Li (毅安里), and Chih An Li (智安里), Kiu Mur Dee, Nantao, (property of Ai Hwa Co., No.101 Liu Vung Loong, Kiu mur Dee, nantao) who are agitating for a reduction in rent by 40% per mensem. They have decided to withhold payment of rent in case the landlords refuse to entertain their demand.

The tenants of some 105 houses of Pao Shing Li (宝兴里), Paoshan Road, Chapei, are agitating against an order of the landlords (Doong Foh Co., No.2 Pao Shing Li, Paoshan Road, Chapei) to increase the rentals by \$8.00 per mensem, the present rents ranging from \$28.00 to \$38.00 per house.

R. W. Mac Adie

D. S.

D.C. (Special branch)

File # 3682  
FEB 12 1935

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY

No. D

Date: 1935

Date: January 24, 1935.

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction Movement - Shiu Tuh Li Alleyway,

Robison Road, O.O.L.

Made by D.S. Mac Adie

Forwarded by A. Grubb

There are 25 houses in the Shiu Tuh Li Alleyway, Robison Road, O.O.L. which are the property of the Tien Tuh Tong Medicine Shop (天德堂), 929 Jessfield Road, O.O.L.. The rent of each house is \$25.00 per mensem.

R. L. Mac Adie

D. S.

D.C. (Special Branch)

SI,

Please arrange to note in Monthly Report and pass to Reg. Wfile.

J.W.  
JAN 24 1935

noted J.W.

SHANGHAI MUNICIPAL POLICE.

S. No. D-  
2432

REPORT

Date January 22, 1935.

Subject (in full)..... Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by A. Grubb

The tenants of Shiu Tuh Li (秀竹里), Robison Road, O.O.L. were notified at the beginning of January, 1935, by the landlords that the rent would be reduced by 10% with effect from February, 1935, on condition that rentals should be paid up to date. These tenants/ have been agitating for a reduction in rent by 20% per mensem, have accepted the concession.

R. W. Mac Adie

D. S.

D.G. (Special Branch)

SI,

Please endeavour to obtain the names of the landlords and the extent of the property affected.

J.W.

JAN. 23 1935

SHANGHAI MUNICIPAL POLICE.

File No. S. 1. 54121

REPORT

S. 1. 54121  
Day January 19, 1935.

Subject (in full) Rent Reduction Movement - meeting of the Shanghai Municipality Rent Reduction Committee.

Made by D.S. Mac Adie Forwarded by

Thirty-one members of the Shanghai Municipality Rent Reduction Committee at a meeting held in their

office in the Chinese Chamber of Commerce, North Soochow Road, on January 18 and passed the following resolutions:

1. That three delegates be assigned to attend the meeting convened by the 1st Special District Citizens' Federation for January 21 to discuss measures for the relief of local trade.
2. That representatives be assigned to petition the Shanghai City Government and the S.M.C. to collect municipal rate on vacant premises in their respective areas.
3. That the National Government be petitioned to promulgate measures governing reduction in rentals.

R. W. Mac Adie.

D. S.

D.C. (Special Branch)

JAN. 19 1935

SHANGHAI MUNICIPAL POLICE.

File No.

S. S. REGISTRY.

REPORT

Date January 12, 1935

Subject (in full) Rent Reduction movement - meeting of the Shanghai 135

municipality Rent Reduction Committee.

Made by D.S. Mac Adie Forwarded by A. Craft N.Y.

Fourteen members of the above Committee at a meeting held in the Chinese Chamber of Commerce building, North Soochow Road, between 2 p.m. and 3.30 p.m. January 11, passed the following resolutions:

1. That the Shanghai City Government be requested to promulgate without further delay measures governing reduction of house rentals in order to relieve the prevailing trade depression.
2. That efforts be made to accelerate the rent reduction movement.

R W Mac Adie

D. S.

D.C. (Special Branch)

Commissioner of Police,

Sir,

Information.

File MB 135

Hawkins

SHANGHAI MUNICIPAL POLICE.

File No. SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY.

S. 1. ~~EX-REG.~~

Date No. D 3482  
January 11, 1935.

Date 11/1/35

REPORT

Subject (in full) Sing Ming Faung (Lane 332) Whashing Road

water supply disconnected.

Made by D.S. Mac Adie Forwarded by H. Griffiths

The water supply to the Sing Ming Faung (新明坊)  
(Lane 332), Whashing Road, was disconnected by the Shanghai  
Water Works Co. on January 8 in consequence of the non-  
payment of water rate in arrears by the landlords (Jen Kee  
Realty Co., 104 Avenue Haig). The tenants are at present  
using water from the hydrants.

The majority of the tenants of the alleyway have  
withheld payment of rent for periods ranging from four months  
to one year as a measure to press a demand for a reduction  
in rent (Vide report on the subject dated 26/2/34).

R. W. Mac Adie

D. S.

D.C. (Special Branch)

SI

Please include in D. I. Report

J.R. 12.1.35

J.W.

H.G.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. B. REGISTRY.

No. D 3482

Date Dec 1 1934

Date December 30 1934

Subject (in full) Shanghai Municipality Rent Reduction Committee -

Activities.

Made by D.S. Mac Adie Forwarded by H. Grubb A.Y.

The Shanghai municipality Rent Reduction Committee, Chinese Chamber of Commerce building, North Soochow Road, addressed on December 28, a letter to the Chinese Ratepayers' Association, 59 Hongkong Road. The communication asks the Association to request the S.M.C. not to obstinately adhere to its decision to prohibit construction of lofts in houses by the tenants on the ground that this resolution, if it is enforced, will endanger the livelihood of the residents of the poorer class.

The tenants of some 50 houses of Kong Loh Faung, Connaught Road, O.O.L. and those of some 30 houses of Wei Kong Li, Jessfield Road, O.O.L. have respectively reached an agreement with their landlords in settling a dispute over reduction in rent. In the agreements, the landlords promise to reduce the rent of the houses by 10% per mensem with effect from January, 1935.

R. W. Mac Adie  
D. S.

J. P. Givens, Sp. Br.  
DEC. 31 1934

File  
JPG

D.C. (Special Branch)

Information

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY.

S. 1. S. B. REGISTRY.  
Na D 3482  
Date December 18, 1934.  
Date 20. 12. 1934

REPORT

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by H. Grubb

Some 20 tenants of the Loh Nyi Li Section of 4th Branch Association of the 2nd Special District Federation held a meeting in the office of the Branch Association in question, 132 Rue Eugene Hard, on Dec. 16 and decided to oppose an order of the landlords to the effect that the rent of the houses in the Loh Nyi Li, Rue Hennequin, would be increased by 30% per mensem.

Eighty-two persons who claimed to be representatives of residents of various streets in Nantao met in the office of the Nantao District Rent Reduction Association, No.2 Yung Ching Li, Min Kuo Road, Nantao, between 3.15 p.m. and 5 p.m. December 16 and passed the following resolutions:

1. That the management of the Thrift and Savings Bank, now closed, be requested to first refund the rent which has been deposited in the bank by tenants.
2. That in compliance with an order of the Shanghai Municipality Rent Reduction Committee, the publication of the "Special Issue on the Rent Reduction Movement" (Kan Tsu Dah Kan) be temporarily suspended.
3. That the accusation made by Zao Ting Loh (翟廷祿), a dismissed treasurer of the Association before the local Kuomintang and the Bureau of Social Affairs that Sung Sing Fu (宋成福), a standing committee member of the body, has misappropriated funds of the Association be refuted.
4. That an advertisement be inserted in the local press acquainting the public with the fact that the Association has never collected any monetary contributions from outsiders.

J.R. 19.12.34  
SI  
Please include in abridged form in Daily Intelligence Report.

DEC. 19 1934

D.C. (Special Branch)

DEC. 20 1934

D. S.

SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch *D 3482*

REPORT

Date 16/12/34

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by H Grubb of

Thirty-two committee members of the Shanghai Municipality Rent Reduction Committee held a meeting in their office, Chinese Chamber of Commerce, North Soochow Road, between 3.45 p.m. and 4.45 p.m. December 14 and passed the following resolutions :-

1. That the Nantao District Rent Reduction Association be instructed to cease publication of the "Special Periodical on the Rent Reduction Movement" (Kan Tsu Dah Kan 滅租特刊) for which the Association has been collecting a subscription of 10 cents each from residents.
2. That a manifesto be issued to acquaint the public with the standing of the Committee and the fact that it has never collected any contribution from residents.

Some 50 persons who claimed to be tenants of the Ying Yu Li Alleyway, Rue Marco Polo, property of Ying Kee Co., No.3 Tsing An Li, Rue du Consulat, held a meeting in the office of the 2nd Special District Citizens' Federation, 434 Rue Auguste Boppe, on the afternoon of December 14. The meeting decided to oppose an order recently issued by the landlords to the effect that the water charges (included in the rent) would be increased in January, 1935, but to demand from the latter a reduction in rent. There are altogether some 90 houses in the alleyway.

R. W. Mac Adie

D. S.

file C. (Special Branch)

J.W.  
DEC. 15. 1934

SHANGHAI MUNICIPAL POLICE  
File & O.B. REGISTRY.

SHANGHAI MUNICIPAL POLICE.

S.1., Special Branch No. D. 3482

REPORT

Date 13/12/34

Date Dec. 13/12/34

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by H. Grubbs at

\* See also  
D. 5941

At the request of the Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce, North Soochow Road, Liu Tsung-san (劉春山), a well-known Chinese comedian, residing at Lane 9 No. 36 Yunnan Road, has decided to insert propaganda in favour of the rent reduction movement in his acts or songs to be broadcast over radio stations. Efforts are also being made by the Committee in question to solicit assistance from other actors and songsters in propagating the matter in a similar manner.

R. W. Mac Adie

D. S.

D. C. (Special Branch)

Commissioner of Police,  
Sir,

Information.

J. K. Lewis D.C. (S. B.)

DEC. 11 1934

File  
J. K.  
DEC. 12 1934

## RENT REDUCTION MEASURES

### Representatives Sent to Nanking Conference

Three resolutions were passed at a meeting of the Shanghai Rent Reduction Committee, held at 2 p.m. on Friday. Some twenty persons were present. The following were the resolutions:

- 1.—That representatives be detailed to proceed to Nanking immediately to submit a petition to the Fifth Plenary Conference of the Kuomintang.
- 2.—That actors be engaged to propagate the rent reduction movement through radio broadcasting stations.
- 3.—That measures to accelerate the movement be devised by Mr. Chang Hsien-fang and others, such proposed measures to be submitted for discussion at the next conference.

The representatives selected left for Nanking by the 11 p.m. train on Friday.

SI;

SHANGHAI MUNICIPAL POLICE.

REPORT

S. S. REGISTRY.  
File No. 10. D 34 P-3  
Date December 6, 1934.

Subject (in full)..... Rent Reduction movement.

Made by D.S. Mac Adie

Forwarded by A. Grubb. A.J.

The tenants of Ching Tsung Li (錦春里), Park Road, are agitating for a reduction in rent by 20% per mensem. In furtherance of the movement, they have formed a rent reduction section with an office established at house No.8 of the alleyway.

As a result of protracted negotiations carried out by the Nantao District Rent Reduction Association with the landlords of the houses in Min Lih Li, Loh Ka Pang Road, Nantao, the former has agreed that the rent of these houses be reduced by 10% per mensem with effect from July, 1934.

R. W. Mac Adie.

D. S.

D.C. (Special Branch)

D.S. (Wins)

D.O. "B": Information and facsimile of passing to

DEC. 1934

~~D.O. "B": Noted. 9/20 10/8~~

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SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D. 3482

Date November 20, 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by A. Gault

As a result of negotiation conducted by the Nantao District Rent Reduction Association, 2 Yung Ching Li, Min Kuo Road, Nantao, the landlords of some 20 houses on Min Kuo Road between Loo Ka Loong and Kwan Ying Koh Ka, Nantao, have agreed to reduce the rentals of these premises, which range from \$90.00 to \$120.00 per mensem, by 10% with effect from November, 1934.

R. W. Mac Adie

D. S.

D. C. (Special Branch)

S.I.

Please include in Daily Report, and pass Wley. File.

File

AG

SHANGHAI MUNICIPAL POLICE.

REPORT

File No. 3  
SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRATION  
S. 1. *J. Grubb*  
No. D-3482  
Date November 17, 1934  
Date 17/11/34

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by *J. Grubb A.S.*

between 2 p.m. and 3.30 p.m. November 16,  
21 members of the Shanghai Municipality Rent Reduction Committee held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, and decided to appoint 8 delegates, including Chang Ih Zung (*Chang Ih Zung*), to appeal to various organs of the Chinese Authorities and the Estate Owners' Association for definite measures in settling the local rent reduction dispute.

*J. R.* R. W. Mac Adie

D. S.

D. C. (Special branch)

*Reg.* Please attach file. *J. R.*

NOV. 17 1934

Sir.

Attached herewith.

In 1934

*J. R.* file *J. R.*

SHANGHAI MUNICIPAL POLICE  
File N.B. REGISTRY.

SHANGHAI MUNICIPAL POLICE.

Special Branch S.

No. 1

32482

5

SEARCHED

DATED NOV 12 1934

REPORT

Date Nov 12 1934

Subject (in full) Rent Reduction Supplement.

Made by and Forwarded by D.S. Lingard.

I forward herewith a summary of such of the contents of this "Rent Reduction" Supplement as are of useful interest.

*D.S. Lingard*

D. S.

D.G. (Special Branch)

*S.I., Please pass to Reg. to file*

*J.W.*

*412*

*J.G. 13  
11  
34*

*NOV. 12 1934*

"Shanghai Gai Tso Da Kai" (Shanghai Rent Reduction Special Issue) (上海減租特刊) (for the month of November 1934) contained articles with the following headings:-

- 1) Principles for a reduction in rent.
  - 2) General Chiang Kai Shek's reply to the Rent Reduction Movement Committee.
  - 3) Notice of the Nantao District Rent Reduction Movement Committee.
  - 4) Warning.
  - 5) Petition sent by the Rent Reduction Movement Committee to the Administrative Yuan in Nanking and the Shanghai City Government for drawing up immediately standard measures for a reduction in rent.
  - 6) Petition of the Nantao District Rent Reduction Movement Committee to the Administrative Yuan in Nanking.
  - 7) Suggestions made by Chiang Wu Tsung (江務椿) of the Chinese Bar Association to urge the Nanking Government to stipulate standard measures for a reduction in rent.
  - 8) Complaint sent by the Nantao District Rent Reduction Movement Committee in connection with the lawsuit between the landlord and tenants of Zoong Tuh Faung Alleyway (中徒坊).
  - 9) Letter to the Footung Branch Public Safety Bureau.
  - 10) Reply from the Footung Branch Public Safety Bureau to the Nantao District Rent Reduction Movement Committee.
  - 11) Meeting of the Rent Reduction Movement Committee.
  - 12) Letter of the Nantao District Rent Reduction Movement Committee to a chief tenant asking the latter not to compel a sub-tenant to remove.
  - 13) The errors of the Chinese people.
  - 14) Unemployment and rent reduction.
-

2.

The following slogans appeared on the same paper:-

- 1) To develop the native goods as far as possible, a reduction in house rent must first materialize!
  - 2) Shanghai will have no hope of prosperity unless house rent is reduced!
  - 3) A reduction in house rent will equalize the burden of a chief tenant and a sub-tenant!
  - 4) House rent must be reduced in order to revive the market and stop lawsuits regarding rent in arrears!
  - 5) To carry out the "principle of people's livelihood" (one of the Three Principles of the People), house rent must be reduced!
  - 6) To reduce house rent means to observe the New Life Movement!
- 

GENERAL CHIANG KAI SHEK'S REPLY TO THE RENT REDUCTION  
MOVEMENT COMMITTEE

The other day, the Rent Reduction Movement Committee sent a petition to General Chiang Kai Shek, Chief of the Military Affairs Commission of the National Government, requesting him to instruct the Shanghai City Government to promulgate measures governing a reduction in house rent immediately.

The Committee received a reply from General Chiang Kai Shek at Nanchang yesterday, stating that the Shanghai City Government has already been instructed to act according to the request of the Committee.

---

WARNING

Landlords are firmly refusing to reduce the rents in an endeavour to bend the tenants to their will. Under

3.

such conditions, they do not think of co-operating with the tenants for better mutual existence. As a result, it is now almost too late for the landlords to change their minds, which if they do not do, will lead to mutual ruin of both landlord and tenant.

-----

SHANGHAI MUNICIPAL POLICE. 34/34.  
File No. B-REGIST.

SHANGHAI MUNICIPAL POLICE.

REPORT

No. D 30131  
Wayside Station,  
Date November 10th 34

Subject (in full) Report in connection with the Rent Reduction Movement.

Made by D.S. MacLennan Forwarded by D. I. Wardrop

Sir,

At 2.40 p.m. 10-11-34 C.D.S. 80 attached to Kashing Road Station brought to this station two male Chinese named Long Zau Dong (龍章) and Zung Nyoh Zau (忠義) both residing at No. 1 An Ping Lee, Nanzing Road. These two men were in possession of a number of special supplements and receipt books in connection with the Rent Reduction Movement, also two badges and a certificate of identification in regard to same.

Enquiries showed that these supplements which are under the heading "Shanghai Gai Tso Da Kai" are printed in Nantao, and are authorized by the Municipality of Greater Shanghai, Shanghai Education Bureau and Public Safety Bureau, the head office being in Nantao whilst sub-offices are at North Honan Road Temple and at Foochow Road.

On communicating with the association Headquarters office in Nantao it was learned that these two men and others are employed by the said association in selling these supplements in Chinese Territory and the Settlement for 10 cents each copy, the purpose being to circulate the idea of the Rent Reduction Movement. The money collected is handed in to the association head office in Nantao and is used in connection with expenses incurred by same.

These two men, whilst selling the papers in the Settlement, called at the home of C.D.S. 80 and asked if he wished to purchase one, he accordingly brought them to the station, where, after enquiries were conducted, they were released and allowed to take their papers and receipt books with them.

Copy of supplement attached.

I am, Sir,

D.D.O. "D"

C.P.O. 14. S.P. B.

Yours obediently,

D.S. MacLennan

D. S. 10.

Sen. Rec.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. I.D. 3482  
Date November 3, 1934.

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by *H. Grubb Jr.*

Some 90 Chinese who claimed to be representatives of various local rent reduction sections held a meeting in the Chinese Chamber of Commerce, North Soochow Road, at 3 p.m. November 2, and passed the following resolutions:

1. That the Shanghai municipality Rent Reduction Committee be asked to devise measures for an extensive demonstration in connection with the rent reduction movement.
2. That the same Committee be entrusted with the task of organizing appealing groups.
3. That representatives be assigned to call at the Estate Owners' Association with a view to requesting its members to voluntarily reduce the rent of houses owned by them.

At the conclusion of the meeting at 4.30 p.m. forty of the attendance led by Tsang Yien Faung (張演芳) and Zung Chiu Feng (鍾秋楓) proceeded to the Estate Owners' Association, 270 Peking Road, with a view to carrying out the mission detailed in Resolution 3 above. They, however, dispersed from the above address on finding that no responsible persons were there.

The tenants of Ching Woo Faung, Canton Road, have organized a rent reduction section. There are some 30 houses in this alleyway.

The tenants of houses on Lan Nyi Doo Road, Pootung, have organized a rent reduction section with an office at No.54 Zung Chi Road, Pootung.

Copy and D.C.(Div)

R. W. Mac Adie

D. S.

J. P. G. (Special branch)

NOV. 3 1934

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. R. REGISTRY.

No. D 3482

S. 1. ~~SEARCHED~~  
Date 21/10/34  
Date October 30, 1934

REPORT

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by H. Grubb A.F.

The rent reduction movement which started in January, 1934, by local public bodies continues throughout Shanghai under the rent reduction organizations in various districts. Although in many cases reductions in rent have been made by the landlords as a result of agitation carried out by the tenants, the majority of the disputes are up to the present still in abeyance. Attached is a list of alleyways the tenants of which have been granted a reduction in rent, as well as the scale of reduction in each case.

The local Kuomintang Headquarters has addressed a letter to the Shanghai City Government suggesting the following measures in settling local rent disputes:-

1. That should the tenants and landlords concerned in a dispute fail to reach a compromise among themselves, the case is to be referred to the City Government which will conduct mediation and decide the amount of rent it deems proper. The rent decided by the City Government, however, should not exceed the rentals at present in force.
2. That a dispute may be re-discussed on appeal made by the tenants or landlords concerned who are dissatisfied with the decision of the City Government, but the final ruling cannot be appealed against and must be complied with by both sides concerned.

R. W. Mac Adie

D. S.

D. C. (Special Branch)

List of Alleyways the tenants of which have been granted a reduction in rent

Settlement

<u>Alleyway</u>	<u>Scale of Rent Reduction</u>
Tseu San Li (珠山里), Chusan Road	10% less per month
Doong An Li (同安里), Hankow Road	-do-
Ziang Kong Li (祥康里), Myburgh Rd.	15% less per month
Wai San Li (麻山里), Broadway.	-do-
Tung Peng Li (通井里), Point Road.	5% less per month
No.827 Tiendong Road	14% less " "
Feng Sung Li (风生里), Muirhead Road	\$1 less " "
Min Yuen Faung (明園坊), Ward Road	15% " " "
Zung An Li (宗安里), Baikal Road.	15% " " "
Sz Zeu Li (ഴുളി), Seward Road.	15% " " "
Yung Ping Faung (永平坊), Ningpo Road. (A)	\$180 - \$180
	(B) \$120 - \$120
Hai Fong Tshung (海防町), Haiphong Rd.	10% less per month.

French Concession

Heng Meu Li (恒茂里), Rue Wagner	10% less per month.
Tao Tuh Li (道徒里), Avenue Foch.	-do-
Hung Meu Li (恒茂里), boulevard de montigny	-do-
Yung Hwa Li (永華里), Rue Millot	\$5 less per month
Yi An Faung (怡安坊), Rue Bourgeat	10% " " "

Chinese controlled territory

Shing Nyi Faung (雙義坊), Scott Road	10% less per month
Dah Loh Li (大陸里), Scott Road	\$65 - \$65 " "
Tung Tsoh Li (東芝里), " "	15% less per month
Hwa Yuen Faung (花園坊), Kiangwan Road	15% " " "
Magnolia Terrace, N/Szechuan Road, O.O.L.	-do-
Ah Zai Li (阿仔里), - do -	5% less per month

Wing On Li (永安里), North Szechuen Rd.	5% less per month
Foong Loh Li (豐樂里), - do -	-do-
Chien Ai Li (千愛里), Scott Road	-do-
Jien Tuh Tshung (錢德忠), Soong Kung Yuen Road, Chapei.	20% less per month.
Min Lih Li, Ming Lih Road, Chapei	40% " " "
167 Singkiang Road, Chapei.	6% " " "
41 Tatung Road, Chapei.	30% " " "
Zang An Li (長安里), Hwei Ning Rd., Nantao.	10% - 20% less per month.
Zih Yih Li (集益里), Nantao Bund.	15% less per month.
San Ming Faung (三民坊), Poo Yoeh Tung Road, Nantao.	10% " " "
30 houses at the corner of Loh Ka Pang Road and Station Road, Nantao.	5% " " "
Sung An Li (生安里), Ling Ying Road, Nantao	20% " " "
San Shing Faung (三盛坊), Zia Tu Road, Nantao.	25% " " "
Tai Shing Li (大興里), Kiangyin Ka, Nantao	25% " " "
Tai Ping Li (太平里), Li Ma Loo, Nantao	20% " " "
East and West Hung Shing Li, Li Ma Loo	15% " " "
24 houses on Min Kuo Road at the new North Gate	15% " " "
Pao Tuh Faung, (寶德坊) Bah Ling Road, Nantao.	20% " " "

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY.

S. No. D 3482

Date October 11, 1934

REPORT

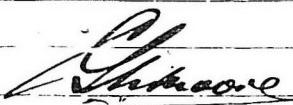
Subject (in full) Dispute over Water Supply -

Lane 2181, Yangtszepoo Road, - water supply disconnected.

Made by D. S. T. Moore Forwarded by D. S. Lovest.

The water supply of the Ching Yu Li (#1182)

(Lane 2181), Yangtszepoo Road, was disconnected on Oct. 9, 1934, by the Shanghai Water Works Co. at the request of the landlords as a result of the tenants refusing to pay an increase of \$2.00 per month for water charges. The tenants are at present using water from street hydrants.



D. S. I.

Officer i/c Special Branch.

JL  
Send copy  
to D. S. I.  
& pass to file

FB  
copy sent  
ABD  
11/10/34

SHANGHAI MUNICIPAL POLICE.

File No. SHANGHAI MUNICIPAL POLICE

S. B. REGISTRY.

31182

S. I., Special Branch D. S. I.

REPORT

Date October 12, 1934.

Subject (in full) Rent Reduction Movement - delegates of the Rent

Reduction Committee appeal to City Government

Made by D.S.I. Moore Forwarded by D. G. Lawrence

At 10 a.m. October 11, four Chinese who claimed to be representatives of the Shanghai Rent Reduction Committee, Chinese Chamber of Commerce Building, North Soochow Road, called at the Shanghai City Government and requested the Mayor to promulgate without delay an order for the reduction of rents. They were received by a secretary of the organ who promised to refer their petition to Mayor Wu Tieh Chen, whereupon they withdrew.

*D. G. Lawrence*  
D.S.I.

Officer i/c Special Branch.

FILE

SHANGHAI MUNICIPAL POLICE.

REPORT

Shanghai Municipal Police  
File No. 34821  
S. B. REG'D.  
S. No. D. October 4, 1934  
Date. October 4, 1934

Subject (in full) Rent Reduction movement.

Made by D. S. I. Moore

Forwarded by G. Moore to P.D.

The distress warrants served on houses nos. 3, 326,  
340, 364 and 374, Lane 308, Chaoufoong Road (Vide report  
dated September 27, 1934) were cancelled on October 3  
following the tenants paying their arrears of rent into  
Court.

G. Moore  
D. S. I.

Officer i/c Special branch.

*[Handwritten signature over the signature line]*

SHANGHAI MUNICIPAL POLICE.

REPORT

No. D 348211

Date 21 Oct 1934  
Date October 21, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Moore Forwarded by A. Grubb A.G.

On September 29, members of the Nantao District Rent Reduction Association, 3 Yung Ching Li, Lin Kuo Road, Nantao, continued to collect 10 cents small money each from houses in the Eastern District despite a warning by the S.M.P. to refrain from doing so in the Settlement.

The money collected is said to be as a subscription to a periodical entitled "Special Issue on the Rent Reduction" published by the above Association.

Some 40 persons who claimed to be residents of the Western District held a meeting in the 3rd branch of the Shanghai Ping Hing Primary School, Lane 939 No.38 Sinza Road, between 10 a.m. and 12 noon September 30 and formally inaugurated a "Western District Tenants Mutual Benefit Association". Tsu Yang Ngo (朱義光), a representative of the local Kuomintang was present. It was decided to organize propaganda groups to persuade tenants in the Western District to join the new body.

Tenants of the following alleyways have organized rent reduction sections of their respective alleyways:

Alleyway

Office of the Rent Reduction Section

Lane 90 (Yung Ping Li 榮平里), No.11 Lane 90, Markham Rd.  
Markham Road.

Lane 39 (San Tuh Faung 三徒房), No.19 Lane 39, Connaught Rd.  
Connaught Road.

Wei Kong Li, Jessfield Road, No.105 Wei Kong Li, Jessfield Road, O.O.L.

Unrest at present exists among the tenants of the houses of the Tuh Ming Li, Rue du Consulat, who are agitating for the refund from the landlords of the key money which

SHANGHAI MUNICIPAL POLICE.

File No.....

**REPORT**

.....Station,

Date..... 19

Subject (in full).....

Made by..... Forwarded by.....

they paid when they moved into the houses.

Unrest for similar reason also exists among  
the tenants of the Woo Huh Faung (Wu-Luk), Avenue  
Joffre.

*Chuase*

D. S. I.

Officer i/c Special Branch.

*Yale*  
*Copies sent DCS*  
*DC(Div) & DCS*  
*JR*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S. I. Special Branch  
REPORT

32182  
Date September 27, 1934

Subject (in full)..... Rent Reduction Movement.

Made by D. S. I. Moore Forwarded by J. Grubbs, A.

Unrest now exists among the residents of the Ming Tuh Li (Lane 308) Chaoufoong Road, who are opposing the decision of the landlords to increase the house rent ranging from \$1 to \$5, as well as to collect another \$2. from each house per month as water charges. Five houses of the alleyway Nos. 3 (facing the street), 326, 340, 364 and 374 have been served with distress warrants for arrears in rent.

On September 25 some 27 members of various Rent Reduction Sections held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, and passed the following resolutions:-

1. That petitions be made to the City Government and Shanghai Special District Court for the release of Wu Tsai Ching (吳才金), one of the tenants of Zang Loh Li (常樂里), Dixwell Road, who was arrested on September 10 for preventing Police from executing a Court process and sentenced to 8 months' imprisonment on September 13, for Interference with the lawful discharge of public functions (Vide report dated 18/9/34 on the subject).
2. That arrangements be made to carry out an extensive appeal to the Chinese Authorities in connection with the local Rent Reduction Movement.

D. S. I.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D 3482

Date September 21, 1934

Subject (in full) Rent Reduction Movement - 1st Special District Citizens' Federation - meeting.

Mad. by D.S.I. Moore

Forwarded by H. Grubb et

Nineteen committee members of the 1st Special District Citizens' Federation at a meeting/in their office, Chinese Chamber of Commerce building, N/Sopchow Road, between 3.30 and 4.45 p.m. Sept. 20, decided to address a letter to the Chinese Ratepayers' Association urging the latter to negotiate with the S.M.C. for the cancellation of the decision to increase the Municipal Rate on certain hotels in the Settlement by over assessing their rentals. It was also decided to request the City Government to enforce the following decisions as a means to compel landlords to reduce house rentals:

1. To levy house rate on unoccupied houses.
2. To order estate owners to build present vacant land.

  
D. S. I.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. REGISTRY.

REPORT

S. M. D. 3432

Date September 16, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Moore

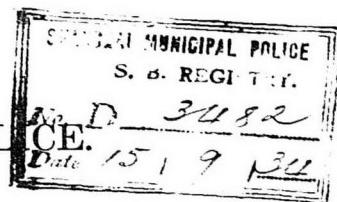
Forwarded by H. Grubb

On September 16 some 60 persons who claimed to be representatives of various rent reduction sections held a meeting in the office of the Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce, North Soochow Road, and passed the following resolutions:

1. That the Court be petitioned to release Wu Tsai Ching (吳泰金), one of the tenants of the Zang Loh Li, Dixwell Road, who was arrested for preventing police from executing a Court process and sentenced to 8 months' imprisonment on Sept. 13, for interference with the lawful discharge of public functions.
2. That the S.M.C. be requested to instruct the police stations to refrain from sealing houses concerned in the rent dispute.
3. That arrangements be made to carry out an extensive appeal to the Chinese Authorities for definite measures to settle the rent reduction question.

*Moore*  
D. S. I.

Officer i/c Special Branch.



# SHANGHAI MUNICIPAL POLICE

## COMMISSIONER'S OFFICE.

Letter bearing Character HAN No. 746 from the Committee of  
Translation of Nantao House Rent Reduction Movement Association.

September 13, 1934.

To

Messrs. Police Department,

Shanghai Municipal Council.

Sirs,

Owing to some misunderstanding over distribution of a Special Issue in the International Settlement, an official from this Association was put under arrest and subsequently released. Thanks to the police for their discretion in the matter and sympathy in assisting to restore the prosperity of trade. Their wise action deserves to be congratulated by the community. I shall be greatly obliged if you will be good enough to return the papers and etc. seized from him.

(Signed):

Shen Hsin-fu,

Member of the Standing Committee.

*Tell*  
SKHO  
(about \$100) handed  
over to Ling Sin who  
was giving a warning against  
carrying out collection work  
in Settlement yr.

(1)

D. 3482.

SHANGHAI MUNICIPAL POLICE	
S. B. REGISTRY.	
No. D	3482
Date	17/9/19

September 17 34.

N. E. Kent, Esq.,  
Manager,  
Messrs. Algar & Co. Ltd.,  
60 Hongkeng Road.

Sir,

I have the honour to refer to your letter of September 13 on the subject of one Ging Yoong-fong (景永芳) and to state that there is insufficient evidence to sustain a charge against this person. His activities, nevertheless, are being carefully watched.

I have the honour to be,

Sir,

Your obedient servant,

(Sd) F. W. Gerrard

Commissioner of Police.

*JR*

SHANGHAI MUNICIPAL POLICE.

REPORT

S.

No. D

Date September 17, 1934.

Subject (in full) Rent Reduction movement - report on one Ging Yung  
Faung (吳永芳) suspected agitator.

Made by D.S.I. Moore Forwarded by

With reference to the attached communication from Algar & Co. Ltd., regarding one Ging Yung Faung, enquiries by C.D.S. 156 Zah Pao Ying have elicited that this individual is a native of Ningpo, and claims to be a member of the 4th District Kuomintang, and an acquaintance of Chu Tseng (周正), Vice President of the Judicial Yuan.

Following his eviction on September 5, for arrears in rent to the amount of \$130.00, from No. 164 Loong Nee Li, Fenchow Road, where he resided and carried on a business styled the Yung Shing (永興) Clothes Washing and Dyeing Shop, Ging called a meeting of the tenants of the Loong Nee Li (隆義里), Fenchow Road, the Loong Zung Li (隆興里), and Loong Shing Li (隆興里), Yulin Road, the property of Algar & Co.. The meeting was held on Sept. 6, in the Poo Shing Dong (普興堂), Yulin Road, some 25 persons attending, when it was decided to demand a reduction in rent as well as to render assistance to the evicted tenant Ging Yung Faung. During the proceedings, the attendance contributed \$1.00 each to a fund for the establishment of a Rent Reduction Section.

A further meeting was held in the morning of September 13, in the Poo Shing Dong, Yulin Road, with some 80 tenants of the alleyways in question attending, when Ging and 16 others were elected the Committee of the Rent Reduction Section.

Ging has solicited the Ningpo Guild, Thibet Road, for assistance in the matter, but the result of his appeal is not known.

He is in possession of two photographs of the

SHANGHAI MUNICIPAL POLICE.

REPORT

S. l. Station,  
Date. 19

Subject (in full).....

Made by..... Forwarded by.....

- 2 -

the fittings and furniture of his shop and home lying outside the front and back of No.164 Loong Nee Li taken shortly after his eviction, which he uses to enlist sympathy for his cause. The present address of Ging is an unnumbered matted adjoining No.488, Yulin Road (Loong Zung Li).

Algas also have not raised the rent since they bought the property about four years ago ffG.

D. S. I.

Officer i/c Special Branch.

英商愛爾德有限公司  
ALGAR & CO., LTD.  
(INCORPORATED IN HONGKONG)  
ARCHITECTS AND SURVEYORS, LAND,  
ESTATE AND INSURANCE AGENTS  
N. E. KENT, MANAGER  
E. H. ADAMS, A.R.I.B.A., SEC.  
TELEGRAPHIC ADDRESS:  
"CLASSIC"  
CODE:  
A.B.C. 5TH EDITION  
TELEPHONES:  
GENERAL OFFICE 10251  
PRIVATE OFFICE 10649  
PROPERTY DEPT. 10651  
ARCHITECTS' DEPT. 10614

Acknowledged, form E  
Central Reg. No. 0 1934  
ALGAR BUILDING, 50 HONGKONG ROAD

SHANGHAI

13th September 1934.  
S. M. REGISTRY.

No. D

Date: / /

SHANGHAI MUNICIPAL COUNCIL.

The Commissioner of Police,

Dear Sir,

We are supplying you with the name and address of a certain Chinese gentleman who is to our knowledge one of the main agitators in the local rent reduction movement. His name is Ging Yoong Fong 金永芳 and is residing at present in a matshed bungalow unnumbered, next door to No. 488, Yuling Road (Loong Zung Lee).

He very recently occupied one of our Hongs No. 164, Loong Nee Lee on Fenshow Road, but with the assistance of the Chinese Court we were able to have him ejected, and he vacated our hong about a fortnight ago. We believe that when the Court had him ejected quite a number of pamphlets on the subject of rent reduction were found on the premises.

On account of his being forcibly turned out of his previous house, he is more than anxious to

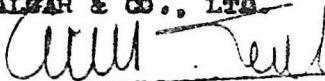
13/9/34.

retaliate against us with double vigour and he is doing a considerable amount of propaganda work at present amongst our tenants in three blocks of property, otherwise known as Cadastral Lots 3277, 3235, 3273, and 3202, Eastern District A. Our Police Watchman on the premises is familiar with this gentleman and will be willing to point him out to any of your representatives.

Any assistance you can give us in curbing his activities will be very much appreciated.

Yours faithfully,

ALGAR & CO., LTD.



Manager.

SHANGHAI MUNICIPAL POLICE	
File No. B. REGISTRY.	
No. D	32182/1
Date	September 11, 1931

SHANGHAI MUNICIPAL POLICE.

REPORT

S.

No. D

32182/1

XX/XXXXX

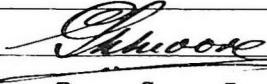
Date September 11, 1931

Subject (in full) Rent Reduction movement - opposition by tenants of the  
Zang Loh Li, Dixwell Road, to Judicial Police executing Court process.  
Made by D.S.I. Moore Forwarded by A. Grubb &

At 3 p.m. September 10, whilst representatives of the Judicial Police assisted by Municipal Police from Kashung Road Station were attempting to execute a distress warrant for arrears in rent on house No. 27, Lane 807 (Zang Loh Li), Dixwell Road, they were interfered with by the residents of the alleyway who threw ordure over certain members of the party.

Six females and one male were subsequently arrested, the females being later released with a caution. The male culprit was charged with Public Insult and will appear before the Shanghai Special District Court on September 11.

The property in the Zang Loh Li is under the management of Brandt & Rodgers who have filed suit against certain tenants in the alleyway for 8 months arrears in rent.

  
D. S. I.

Officer i/c Special Branch.

September 11, 1934.

Morning Translation.

China Times, Sin Wan Pao and other local newspapers

POLICE AND RESIDENTS IN ZANG LO LI ALLEYWAY (窄里)

Members of the Zang La Li (Dixwell Rd) Unit of the Rent Reduction Movement Committee are protesting against the oppression of tenants of houses Nos. 40 and 27 by the landlord who has requested the Court to seal up the two houses and to order the occupants to remove.

House No. 40, which is occupied by Waung Ngoh Zien (王有全), a native of Ningpo, was sealed up on September 6. On August 21, the Court ordered Chow Tieh Noon (周铁良), occupant of house No. 27, to pay up the four of the eight months rent in arrears before August 30. Chow paid the rent for four months on August 29 in compliance with the Court's order and saved his house from being sealed up.

The Zang Lo Li Unit later called an urgent meeting and resolved to ask the Rent Reduction Movement Committee for assistance. The Committee sent a representative named Chang Yien Feung (张贤芳) to Brandt & Rodgers Ltd. (布利公司), the representative of the landlord of the houses in Zang Lo Li, to mediate.

The management of Brandt & Rodgers, relying on the fact that it is a foreign firm, not only rejected the mediation, but filed an action in Court charging the tenants of Zang Lo Li with being criminals.

At 4 p.m. yesterday, over ten Chinese and foreign detectives and policemen of Kassing Road Police Station, in three vans, proceeded to Zang Lo Li with workers and a large quantity of lumber to seal up the houses in the alleyway. The tenants obstructed the sealing up process. Somebody threw ordure at a Chinese policeman and trouble took place. Detectives and policemen assaulted the tenants with batons and drove them off. The following persons received injuries:-

An old woman named Waung (王), native of Kwangtung, living in house No. 20 Zang Lo Li. (She was more seriously injured than the others.)

Waung Ngoh Zien living in house No. 40.

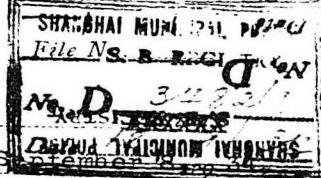
Wife of Hu Yung Shing (胡永兴), a tailor, living in house No. 42.

Wife and sister-in-law of Ma Hu Kwei (马胡贵) living in house No. 29.

Wong Yoeh Ying (王荷英) and her mother, native of Ningpo, living in house No. 20.

Hu Lai Sung (胡来生), his brother Hu Chai Sung (胡才生), the wife and daughter of Ma Hu Kwei and Wong Yoeh Ying and her mother were taken to the Police Station where they were detained. Action will be taken when the Chinese policeman has been cleared of the ordure.

It is learned that in view of the arbitrary arrest and assault of innocent residents by the Police, which is contrary to law, the tenants of Zang Lo Li and the Rent Reduction Movement Committee held an urgent meeting at 7 p.m. yesterday at the Dah Sie Yang Restaurant (大西餐厅), Foochow Road, to discuss measures to deal with the situation.



SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D.S. Sansom

Forwarded by

On September 5, the tenant of No.164 Fenchow Road, was ejected from the premises by the landlords for non-payment of five months' rent in arrears. Consequently some 25 of the tenants of Loong Zung Li (龍眾理), Loong Nyi Li (龍義理), and Loong Sing Li (龍興理), off Fenchow Road, property of the same landlords, held a meeting on September 6 in the Foo Shing Dong (福興道), Yulin Road, and decided to unanimously demand a reduction in rent, as well as to render assistance to the tenant of no.164 Fenchow Road. During the proceedings, each of the attendants contributed \$1.00 to the fund for the establishment of a rent reduction section.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

No. 3482  
S. I. REG'D.  
Date N.D. September 30 34.  
Date 4/9/34

Subject (in full) Rent Reduction movement.

Made by D.S. Sansom

Forwarded by A. Gould

At 10.30 a.m. September 3, some 200 persons who claimed to be representatives of various sub-offices and sections of the Nantao District Reduction Association, 2 Yung Ching Li, Min Kuo Road, Nantao, proceeded in four motor trucks from Nantao to the New Civic Centre with a view to appealing to the City Government for definite measures in settling the rent dispute in Shanghai. They were, however, stopped on Gi Mei Road, Chapei, by Police of the Bureau of Public Safety who instructed them to appoint delegates to call at the City Government instead of proceeding there in a body. The order was complied with, and 14 delegates, who subsequently called at the above organ, were promised consideration of their request by the mayor. These petitioners returned to Nantao at 5.30 p.m. and dispersed.

At 2 p.m. the same day, some 10 representatives of the 1st Special District (Settlement), 2nd Special District (French Concession), Chapei District and Nantao District Rent Reduction Associations called at the local Kuomintang Headquarters and asked for permission to sell copies of a periodical published by them bearing on the rent reduction movement to residents as a means of raising funds for the maintenance of these bodies. They were promised by a staff employee of the organ that their request would be referred to the Standing Committee of the Tangpu.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D 31182  
Date August 31, 1934.

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by H. Grubbs

The Nantao District Rent Reduction Association has summoned representatives of various rent reduction sections in Nantao to appeal to the Chinese Authorities on the morning of September 1 for definite measures in settling the rent dispute in Shanghai. At the same time the Tangpu has instructed the Bureau of Public Safety to prohibit the appeal from being carried out on that day, it being International Youth Movement Day when precautionary measures will be taken against possible disorder created by red elements.

Unrest now exists among the tenants of the Loh Nyi Li Alleyway, Rue Hennequin who are agitating for postponement of the demolition of the houses, they having been notified by the landlords to vacate their premises.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

File  
No. 8-  
31182

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D. 3182  
Date. Aug 29, 1934

Subject (in full). Rent Reduction Movement.

Made by U.S. Mac Adie

Forwarded by H. Grubb S.

Unrest now exists among the residents of the 123 houses of Lane 609 (Yu Ching Li 裕慶里) on Singkeepang Road, property of St. Joseph's Church, Rue du Montauban, who are agitating for postponement of the demolition of the premises, they having been notified to vacate their premises before September 15, 1934. On August 27, three Chinese who claimed to be representatives of the residents called at the above Church but were refused an interview by the Father who is in charge of the estates of the Church.

The tenants of Hung Foh Li (恒福里), North Honan Road, have organized a rent reduction section with a temporary office in the Zu Chi Primary School, Temple of Queen of Heaven, North Honan Road.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full)..... Rent Reduction Movement.

S. I. S. B. REG'D.  
34482

Date August 24, 1931

Date 28/8/31

Made by D. S. Mac Adie Forwarded by

H. Grubb M.A.

On the morning of August 24, a Chinese who claimed to be a member of the Nantao District Rent Reduction Association was taken into custody by the Chinese Police for quarrelling with a resident on Mai Zao Road, Nantao, in consequence of the latter refusing to pay him 10 cents as subscription fee for a periodical bearing on the rent reduction movement published by the Association. The person, however, was released on August 26 at the request of the Association which promised to refrain from collecting money from residents.

R. W. Mac Adie

D. S.

Officer i/c Special branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

No. D 3482/1

Date August 18, 1934

S. REPORT

Subject (in full). Rent Reduction movement.

Made by and Forwarded by D. I. Grubb.

The landlords of the following alleyways on Scott, Kiangwan and North Szechuan Road, O.O.L., have agreed to reduce the rent of their houses by 15% to 20% with effect from August 1, 1934:

Dah Loh Li (大隆里), Scott Road.

Tung Tsoh Li (東西北里), Scott Road.

Hwa Yuen Faung (花園坊), Kiangwan Road.

Magnolia Terrace (麥拿里), North Szechuan Road.

Ah Zai Li (阿仔里), -do-

Wing On Terrace (永安里), -do-

Foong Loh Li (芳樂里), -do-

The tenants of Kung Yu Li (孔寓里), Fan Ts Li, (蕃社里) and Yung Sung Li (榮陞里), on North Kiangse road, have organized a joint rent reduction section with an office at 344 North Kiangse Road.

Between 3.45 p.m. and 5 p.m. on August 16, 17 committee members of the Western City Rent Reduction Association, with an office in the Wei Tsoong Printing Press, Chung Hwa Road, Nantao, held a meeting in the Hung Yin Restaurant on the same thoroughfare and decided to oppose the Nantao District Rent Reduction Association for attempting to interfere with the administration of the former body.

~~J. Grubb~~

~~C. D. C. 2~~

Officer in Charge Special Branch.

J. Grubb

D. I.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

SHANGHAI MUNICIPAL POLICE.

S. I., Special Branch D. 3482

REPORT

Date August 10, 1934.

Subject (in full) Rent Reduction Movement.

Made by and Forwarded by D.I. Grubb

Some 30 proprietors of shops on Chung Hwa, Min Kuo, Zao Chia and Woo Ping roads, Nantao, have organized a "West City Rent Reduction Association". In the meantime, the Nantao District Rent Reduction Association has submitted a petition to the local Kuomintang Headquarters requesting it to take steps in suppressing the new body on the grounds that there is no necessity for the formation of such an organization, and that the Nantao District Rent Reduction Association will deal with any matter relating to rent disputes in Nantao.

f. Grubb.

D. 10

*file*  
*GR*  
Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S.

No. D 31482

Date July 30, 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by H. Grubb, A.J.

Some 120 persons who claimed to be members of the 20th Sub-Office of the Settlement Rent Reduction Association, Lane 614 No. 11 Foochow Road to which tenants on Foochow Road are affiliated, held a meeting in the Doong Shing Lur Restaurant, 435 Foochow Road, between 2 and 5 p.m. July 28. The following decisions were passed:-

1. That commencing from July rentals be deposited in the Shanghai Commercial and Savings Bank as a measure to compel the landlords to come to an agreement for a reduction in rent.
2. That the landlords be requested to exempt houses in the thoroughfare from rent for two months as compensation for losses sustained by residents as a result of the local Sino-Japanese hostilities in 1932.
3. That the Shanghai Municipality Rent Reduction Committee be requested to make arrangements for a general suspension of business by shops as a step to extend the movement.
4. That the same Committee be asked to convene a mass meeting of local residents to discuss the course of action to be undertaken in connection with the movement.

During the proceedings copies of two pamphlets purporting to emanate from the Sub-Office, one urging the landlords to voluntarily reduce the rent and the other asking residents to carry out the movement energetically, were distributed among the attendance.

The landlords of the Yi An Faung (一安坊), Rue Bourgeat have agreed to reduce the rent of the houses in the alleyway by 10% with effect from June 1, 1934.

R. W. Mac Adie  
D. S.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
File No.	S. B. REGISTRY.
S. N. D.	3482/1
Date	July 31, 1934

Subject (in full) Rent Reduction movement.

Made by D.S. Mac Adie Forwarded by *H. G. Grubb*

The tenants of the Yee Foong Li, Jessfield Road,  
O.O.L., and those of the Zang Tuh Li, Rue Vouillemont, have  
formed rent reduction sections with offices at no.13 Yee  
Foong Li, and no.10 Zang Tuh Li respectively.

R. W. Mac Adie.  
D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. S. R. REGISTRY.

No. D 3482/1

Date July 31, 1934.

Subject (in full) Rent Reduction movement - receipt of letter of a threatening nature by the manager of the Republic Land Investment Co..

Made by \_\_\_\_\_ and Forwarded by D. I. Grubb

Four of the 63 houses of the Republic Land Investment Company situated in the Lee Zung Faung (Lee Kung Fong), Broadway East, on which distress warrants were served on June 5 and 6 for non-payment of rent (Vide report dated June 7 on this subject) still remained sealed. The sealing orders on the other 59 houses were ~~had been~~ removed on various dates during June and July, following payment by the tenants into Court of the overdue rent.

The Chinese manager, Zung Yue Chee, of the Republic Land Investment Co., 149 Yuen Ming Yuen Road, received on July 28 a letter from the tenants of Seward Li, and Kung Ping Faung, corner of East Seward and Kungping Roads. The document, apart from accusing the manager of adopting a high-handed policy against the tenants by sealing their houses, threatens their coming to settle in the manager's home, should any more houses be sealed.

H. Grubb.  
D. I.

Officer i/c Special Branch.

~~RECEIVED~~  
~~COPY~~

K 12/2

POLICE FORCE.

26 JULY 1934

Translation ~~to~~ letter to Secretary from  
20th Branch of the 1st Special District Police  
Rent Reduction Association. S. B. REGISTRY.

Dated 26th July, 1934.

No. D 3482

Date 28/7/34

Rent Reduction Movement: Meeting.

This Branch Association has been formed since about one month.  
We have decided to hold our Second General Meeting at 1 p.m. on the  
28th instant at the Tong Hsin Lu Restaurant, Foochow Road. The  
Secretary is asked to take note.

(signed)

20th Branch of the First Special District  
Rent Reduction Association.

S.P.K. Louga  
informed J.G.  
"am 28/7/34



File No. K 122.

POLICE FORCE

26 JULY 1934

Translation of Petition to Secretary from  
20th Branch of the 1st Special District  
Rent Reduction Association.

No date, July, 1934.

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY.  
No. D-3082/1  
Date 2217-134

Rent reduction Association; Branch formed.

The Rent reduction movement is supported by many residents in this city. Being unable to pay high rents, certain shops in the First Special District at 2 p.m. on 22nd June held a meeting and selected certain employes to join the movement according to the Regulations of the First Special District Rent Reduction Association. The Council is informed of the establishment of this Branch Association and is asked to place the fact on record.

(chopped)

\* re personal file  
See L 659.

Zao Neu-kung (趙南公), Manager of T'a Tung Book Shop (泰東圖書局) and six others, Standing Committee of the 20th Branch of the First Special District Rent Reduction Association.



SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. A. B. DECA  
No. D 3482/1  
S. 1, Special Branch  
Date 21/7/32

REPORT

Date July 20, 1932

Subject (in full) Rent Reduction movement

Made by D.S. Mac Adie

Forwarded by H. Grubb A.I.

At 11 p.m. July 19, Zao Ta-kung (曹志功), member of the Shanghai municipality Rent Reduction movement Committee, left for Nanking by train. He was designated to request the Government Authorities to instruct the Shanghai City Government to immediately promulgate measures relating to rent reduction.

The Rent Reduction movement Acceleration Committee formed by Shanghai various trade associations which has an office at 65 Loh Ka Zah, Small East Gate, City, despatched an express letter to General Chiang Kai-shek on July 18, asking him to make public his measures regarding rent reduction.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE  
File No. 34821  
S. E. REGISTRY.

No. D. 34821  
S. 1, Special Branch  
REPORT Date July 18, 1934. 134

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction movement

Made by D.S. Mac Adie Forwarded by A. Gubel of

The Shanghai Municipality Rent Reduction movement Committee submitted a petition on July 16 to the City Government requesting the Authorities to prohibit the collection of key money by local landlords.

It is reported that as a result of negotiations carried out by representatives of the tenants, the landlord of the Feng Sung Li (鳳生里) (Lane 41), Muirhead Road, has granted a reduction of \$1.00 in rentals per house per mensem with effect from April 1, 1934. There are 95 houses in this alleyway, the rentals of which formerly ranged from \$28.00 to \$34.00 per mensem.

Seven members of the Rent Reduction movement Acceleration Committee formed by Shanghai various traders' associations held a meeting in their office at 65 Loh Ka Zah, Small East Gate, City, between 3.30 p.m. and 4.30 p.m. July 16 when the following decisions were passed :-

1. That the Rice Shop Owners' Association be informed of the measures relating to rent reduction devised by the Shanghai Municipality Rent Reduction movement Committee (Chamber of Commerce building).
2. That the City Government be requested to forthwith make public its measures in connection with rent reduction.

R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special

Date Ju

SHANGHAI MUNICIPAL POLICE	
File No. S. B. REGISTRY.	
No. D	32182/1
Tahan Taker.	
Date	17/7/34

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by J. Grubel Jr.

A new section was formed by tenants of the Wei Kong Li (惠康里), Jessfield Road, O.O.L. on July 14 with an office at House No.105 of the alleyway.

At 8 p.m. July 15, some twenty-two members of the Zong Nyi Faung (尚義坊) Section of the 3rd District Branch Association of the 2nd Special District Citizens' Federation met in the Shih Shih Teh Yee (日日得意) Teashop, 80 Rue Kraetzer. Discussion took place in connection with the steps to be taken against the landlords regarding rent reduction.

A report was made by one of the attendance to the effect that the landlords had no intention of granting rent reduction despite requests of the tenants, but that they were willing to exempt one month's rentals as a concession. It was decided that the landlords be requested to exempt two months' rentals and that preparations be made to solicit assistance from Tu Yueh-sung should the demand be rejected.

R. W. Mac Adie.

D.

S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch  
REPORT

Date July 14, 1934. 1321

SHANGHAI MUNICIPAL POLICE
File No. S. E. REGISTRY.
32182/1
Special Branch
July 14, 1934. 1321

Subject (in full) Rent Reduction Movement

Made by D.S. MacAdie Forwarded by J. Grubb, A.F.

Fourteen committee members of the Shanghai Municipality Rent Reduction Committee held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 5 p.m. July 13. A resolution was passed to the effect that preparations be made to appeal to General Chiang Kai-shek in connection with the dispute over rent reduction, and that tenants be notified to offer their opinions to the Committee for reference.

It was further decided that the request made by the "Chapei Readjustment Committee" for assistance in connection with the assault on Sung Kwei-fang (孫桂芳), a rice shop owner and member of the Committee in question, by members of the Paoantui, be referred to the 1st Special District Citizens' Federation.

See File  
S. 5984

R. W. Mac Adie.  
D. S.

Officer i/c Special Branch.

FILE

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGD.  
No. 3482/1  
S. Date 7/10/34  
Dated 7/10/34

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by H. Grubb Jr.

As a result of protracted agitation carried out by the residents, the landlords of the following buildings have agreed to reduce rents for the premises at rates specified in the list herebelow:-

Name of Block and Address	Rate Reduced
Doong An Li (同安里), Hankow Road.	10% less with effect from June.
Ziang Kong Li (祥康里), Myburgh Road.	15% less with effect from May.
Wai San Li (匯山里), Broad- way East.	15% less with effect from May.
Tung Peng Li (通亨里), Point Road.	5% less with effect from March.
No. 827 Tiendong Road.	14% less with effect from July.
heng Meu Li (恒茂里), Boulevard de Montigny.	10% less with effect from May.
Tao Tuh Li (道德里), Amiral Bayle.	10% less with effect from March.
Yung Hwa Li (永華里), Rue Millot.	10% less with effect from May.
Sung An Li (生安里), Ling Ying Road, Nantao.	20% less with effect from April.
San Shing Faung (三興坊), Zia Tu Road, Nantao.	25% less with effect from Feb.
Tai Shing Li (泰興里), Kiangyin Ka, Nantao.	25% less with effect from March.
Tai Ping Li (太平里), Li Ma Loo, Nantao.	20% less with effect from January.
East and West Heng Sing Li (恒興里), Li Ma Loo.	15% less with effect from April.

SHANGHAI MUNICIPAL POLICE.

File No.....

REPORT

..... Station,  
Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

24 houses on Min Kuo Road                    15% less with effect from April.  
at the New North Gate.

Pao Tuh Faung (寶德坊),                    20% less with effect from Feb.  
Dah Ling Road.

Ming Lih Li (民立里),                    40% less with effect from July.  
Ming Lih Road, Chapei.

167 Singkiang Road, Chapei.                6% less with effect from June.

41 Tatung Road, Chapei.                    30% less with effect from June.

Tenants of other alleys who have started the movement but  
have not been granted a reduction in rent by their landlords  
continue to struggle by withholding payment of rentals, con-  
sidered by them as the most effective means to gain their wishes.

It is worthy of note that the Shanghai Municipality  
Rent Reduction Committee, Chinese Chamber of Commerce building,  
North Soochow Road, which is considered as the organ directing  
the rent reduction movement in Shanghai has been more or less  
inactive since its inauguration in January, 1934. Nothing  
worthy of note has ever been accomplished at the meetings  
of this body nor have any definite measures to deal with  
the movement been formulated.

Nineteen members of the Shanghai Municipality  
Rent Reduction Committee held a meeting in their office  
between 4.15 p.m. and 6 p.m. July 6 and passed the following  
resolutions:

1. That endeavours be made to induce the landlord of the  
Chai Teh Li (嘉德里), Point Road, to keep his promise to  
reduce the rentals.
2. That assistance be rendered to the tenants of various

SHANGHAI MUNICIPAL POLICE.

**REPORT**

..... Station,

Date. .... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 3 -

alleyways on Linching Road against their landlords who,  
it is reported, have filed suits in the Court in consequence  
of non-payment of rentals by the former.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Revd. 9/7

SHANGHAI MUNICIPAL POLICE.

REPORT

S. 1, Special Branch D Station, 3482/1

Date, July 9, 1934.

SHANGHAI MUNICIPAL POLICE  
File No. S. 1. REGD. PAY.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by H. Grubel of

The tenants of the Dah Loh Faung (大隆坊),  
Avenue Dubail, despatched a letter in the name of their  
Section to the landlord requesting that the present rentals  
(ranging from \$33.00 to \$66.00) be reduced by 30% with  
effect from July, 1934.

Between 6 p.m. and 7.15 p.m. July 8, twenty members  
of the Nantao District Rent Reduction Association held a  
meeting in their office at No. 2 Yung Ching Li, Min Kuo Road,  
when it was decided that thanks be given to those landlords  
who have voluntarily reduced rentals. It was further decided  
that tenants who desire a reduction in rentals be notified  
to deposit the money in banks and to act in cooperation with  
the Association.

On the same day, copies of a paper entitled  
"Shanghai Rent Reduction Special Issue" dated July 7,  
published by the Association were distributed in Nantao.

FILE

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D 532282/1  
Date June 30, 1934. 34.34

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by H. Grubb

Some 21 members of the Shanghai municipality Rent Reduction Committee held a meeting in the Chinese Chamber of Commerce between 2.30 p.m. and 4 p.m. June 29 and decided to render assistance to residents of various alleyways in Shanghai in connection with rent disputes. It was also resolved to investigate the dissension among the committee members of the Chapei Rent Reduction Association which caused the body to close down in May (Vide previous reports on the subject).

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Commr  
for

Information, copies  
to DC (Div) & DO's

J. H. Robertson  
Dept

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No.  
S. B. REGISTRY.

S. No. 3482/1

Date June 28, 1954. 134. 134

REPORT

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by

The tenants of Tai An Li (泰安里), North Shanse Road,  
have organized a rent reduction section with an office  
established in the 15th Branch Association of the 1st  
Special District Citizens' Federation at Lane 520 (Tuh  
An Li 徒安里), No.5 North Shanse Road.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. E. REGISTRY.

S. No. D. 39821

Date June 25, 1934.

REPORT

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by H. Gruett AJ

Some 30 persons representing various shops in the Peng Lai bazaar, Nantao, held a meeting in the bazaar, on June 24 in protest against a decision of the landlords to increase the rent by \$5.00 per house per mensem. The following resolutions were discussed and passed:-

1. That the landlords be requested to have the distress warrant served on the Chung Hwa Trading Co., one of the shops in the bazaar, cancelled.
2. That the landlords be also requested to refrain from taking court proceedings against tenants for non-payment of rent and to withdraw suits already filed against them with the Court for the same purpose.

R. W. Mac Adie.

D. S.

Officer i/c Special branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. No. D. 34821  
Date June 22, 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by J. Grubb of

The tenants of some 90 houses of Zung Sing Faung (忠信坊), Ward Road, who have been agitating for a reduction in rent have withheld payment of rent since January, 1934.

They have a rent reduction section established in House No. 63 of the alleyway. Posters which carry slogans bearing on the movement are established on doors of these houses.

The tenants of South Yih Feng Li, Chefoo Road, and North Yih Feng Li, Kweichow Road, who have a rent reduction section established in House No. 4 of North Yih Feng Li, received on June 21 a circular from the landlords urging them to pay all rents in arrears without further delay. Failure to comply with the order, the landlords declare, will lead to the tenants being prosecuted.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

FILE

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S. No. D 3482/1

Date 20 1934

REPORT

Subject (in full)..... Tenants of the Republic Land Investment Company  
form Rent Reduction Union.

Made by..... and Forwarded by..... D. I. Grubb

The sealing orders on twenty of the houses of the Republic Land Investment Company situated in the Lee Zung Faung (李詮坊), Broadway East, on which distress warrants were served on June 5 and 6 (Vide report dated June 7 on this subject) were removed on June 14 following payment by the tenants into Court of the overdue rent. The tenants of the remaining 43 houses in the same alleyway, most of whom have failed to pay rent since January, 1934, are arranging with tenants of houses in Seward Li and Kung Ping Faung, corner of East Seward and Kungping Roads, Hoo Ping Faung, East Paoshing Road, Chapei, and Zung Hoo Li, Tiendong Road, property of the same Company to unite and organize a joint rent reduction section to be known as the "Republic Land Investment Company's Tenants' Rent Reduction Union" in furtherance of their opposition against the action of the landlords. The tenants of the houses in the Lee Zung Faung at present utilize a room in the Dah Yeh (大業) Primary School, 82 Lee Zung Faung, as their Union office and the following four named persons are stated to be in charge:-

Tseu Foo Chong (徐輔章), member of the 7th District Branch Association of the 1st Special District Citizens' Federation.

Zien Chien Chang (錢建章), a medical practitioner residing at No.100 Lee Zung Faung.

Tsong Yung Tai (張永泰), a shirt maker, residing at No.128 Lee Zung Faung.

Zung Ts Tsao (蔣之才), a teacher in the Dah Yeh Primary School.

These tenants started to agitate for a reduction

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date..... 19

Subject (in full).....

Made by..... Forwarded by.....

- 2 -

in rent in the month of March and as a means of compelling the landlords to comply with their demand for a reduction in rent withheld payment of all rents prior to and after that month. As the result of this the landlords appealed to the Court in the beginning of May to have distress warrants served on the houses of tenants situated in this alleyway.

*J. Grubb*

D. I.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. A. B. REGISTRY.

No. D 3482/1

S. I., Special Branch Shanghai

Date June 18, 1934

REPORT

Subject (in full). Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by H. Gould

The Rent Reduction Movement Committee have prepared two kinds of posters bearing the following inscriptions :-  
1. "If no reduction is made, rentals will not be paid".  
2. "If we want local business to prosper, rentals must be reduced".

Some 10,000 copies of these posters were distributed to local residents through various branches of the rent reduction movement committee, and were posted on shutters, doors and walls throughout Shanghai on June 17. Rent committees have also been instructed to advise their members to hoist cloth banners advocating rent reduction.

At 9.30 a.m. June 16, some 20 representatives of the shopkeepers of the Peng Lai Bazaar called at local Kuomintang and requested that measures be adopted to prevent the landlords of the Bazaar from increasing the rental. They left at 10 a.m. after they had been promised that their request would receive careful consideration.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Commr.

Sir

Information copies sent DC(Div) & DOS

retd 19/6

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SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction Movement.

File No.  
SHANGHAI MUNICIPAL POLICE  
S. 1. S. B. R. C. L. Y. Y.  
Date June 14, 1934.  
No. D. 348261  
Date 15/6/1934

Made by D.S. Mac Adie Forwarded by J. Grubb D.I.

Soong Faung (孫芳), resident of house No. 11 Kong Nying Li, Macao Road, recently received a letter from a so-called "Investigation Group of the Rent Reduction Association". The correspondence, apart from accusing him of conducting secret negotiations with the landlords thereby obtaining a special privilege of being exempt from paying the increase of \$1 in water charges, threatens drastic measures against him should he pay rent to the landlords, while other tenants of the alleyway are agitating for reduction in rentals.

From enquiries made it was ascertained that the person in question was one among other tenants of the alley who led in an agitation against a decision of the landlords to increase the water charges by \$1 in November, 1933. Later he went to visit his native place but on his return to Shanghai, the above decision had been put into effect. Owing to disagreement with other tenants he has refrained from taking part in the rent reduction movement in the alley.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
FILE NO. 311803/1  
S. B. REG'D. BY

S. N. Mac Adie

Date June 13, 1934.

REPORT

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by H. Groulx, A.F.

The landlords of the Sung Hwa Li, Rue Millot, have agreed to reduce the rent of the houses by \$5.00 each per mensem with effect from May 1, 1934. As a consequence, the rent reduction section organized by the tenants of the alleyway has ~~been~~ ceased functioning.

The tenants of the Hwa An Faung alleyway, Hwa Shing Road, Chapei, are agitating against a decision of the landlords to collect rent with effect from April 1. They allege that fittings in these houses (newly built) were not completely installed until April 15. Rent should therefore be collected from the latter date and not from April 1. Up to the present no rent has been paid to the landlords.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

S. B. REGIST...

REPORT

S. No. D 3482/1  
Date June 7, 1934  
Date 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by H. Grubb A.S.

On June 1, Wong Ching Sung (王金生), residing at No. 266/7 Macao Road, received a letter purporting to emanate from the "Investigation Group of the City Rent Reduction Committee" threatening that a bomb would be thrown into his house on June 3 should he fail to have a rent reduction section organized by that date. No action, however, was taken to effect the above measure.

From enquiries made it was ascertained that the person, Wong, was formerly a committee member of the Preparatory Committee of the Joint Rent Reduction Section of Ng Foh Li (永福里) (Lane 921), Tonquin Road, Ying Sih Li (盈喜里) (Lane 929), Tonquin Road, Kong Ning Li (孔寧里) (Lane 272), macao Road, and Tai Lai Faung (泰來坊) (Lane 335), Gordon Road, with an office at No. 4 Ying Sih Li, but had recently withdrawn from membership of the body owing to discordance with other committee members. The same person was also in receipt of a letter of a similar strain on May 28 and the door of his house was smeared with excrement on the night of May 30.

On June 5 and 6 distress warrants were served on the tenants of 63 houses of the Lee Zung Faung (李鍾芳) (Lane 1004) Broadway East, by the Judicial Police at the instance of the landlords for non-payment of rent for the last 5 months.

Three tenants were taken into custody by the Municipal Police on June 5 for interfering with the Judicial Police while executing the warrants and another 3 on June 6 for the same offence. They were, however, subsequently released after having been cautioned against such an action. These tenants have been agitating for a reduction of 20% in rent.

File No. ....

SHANGHAI MUNICIPAL POLICE.

REPORT

.....Station,

Date ..... 19

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

The two committee members of the defunct Chapei Rent Reduction Association and the member of the Readjustment Committee to re-organize the above Association who were arrested by the Chinese Police on June 3 (Vide report dated 4/6/34 on the subject) in consequence of a fight between them were released on June 4 at the request of the Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce building, North Soochow Road.

R. W. Mac Adee

D. S.

Officer i/c Special Branch.

File  
Copies to  
DCL & D.O.  
JUL 1934  
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SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
S. B. R. C. I. T. Y.	No. 1 36831
S. D.	Date June 4, 1934
Date June 4, 1934	

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by H. Grubb

At 2 p.m. June 3, two members of the Chapei District Rent Reduction Readjustment Committee called on Mo Zu Kung (莫祖庚), a committee member of the defunct Chapei District Rent Reduction Association at the latter's residence, no. 24 Jukong Li, Jukong Road, Chapei, with a view to taking over documents of the defunct association from Mo. A fight ensued between one of the callers and Mo, who was assisted by another committee member of the defunct body, following the callers' request being rejected. Police came to the scene and took into custody the 3 persons concerned who are at present detained in the Bureau of Public Safety.

It will be recalled that the Chapei District Rent Reduction Association closed on May 23 as a result of opposition on the part of various rent reduction sub-offices and sections in Chapei.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S. M. D. 3482/1

Date June 5, 1934. 132

REPORT

Subject (in full) Bei Tuh Li - Water Rate and Rent Reduction

Dispute settled.

Made by D. S. Mac Adie Forwarded by H. Goulli, A.F.

The water rate and rent reduction dispute in the Bei Tuh Li Alleyway, Tatung Road, was settled on June 1, 1934, water supply to the alley being re-connected at 3.45 p.m. the same day. Both the landlords and the tenants agreed that the rent be reduced with effect from April, 1934, by \$2.00 per house per mensem to defray water charges which will hereafter be paid by the tenants direct to the Shanghai Water Works Company.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Summary  
Bei  
This is the end  
of a dispute which  
on several occasions  
necessitated Singa  
detaining men to  
maintain order.

J. H. Robertson  
Supt.

TuLi  
J. H.  
July 4/6

July 4/6

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

3482/1

S. No. D. 3482/1

Date JUNE 1<sup>st</sup> 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by H. Grubb of

Some 90 persons who claimed to be representatives of various rent reduction associations, branches and sections held a meeting in the Chinese Chamber of Commerce, north Stochoow Road on May 31. The following resolutions were discussed and passed:-

1. That in demanding reduction in rent, tenants should personally sign their names on the letter addressed to the landlords to that effect.
2. That letters of the above nature be sent to the landlords by chit-books.
3. That should the landlords ignore these letters, the tenants should deposit their rent in the banks at the present rate in the name of the landlords or the rent collecting agents.

JULY 1<sup>st</sup> 1934  
R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. I. ~~XXXXXX~~ 3482/1  
Date June 2, 1934.

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by A. Grubel, A.S.

The tenants of the Ning Kong Li, North Chekiang Road, are agitating against a notice of the landlords intimating that the rent should have been paid at 15% higher than the present rate with effect from 1931, as per order of the Court in consequence of an appeal made by the landlords. The notice also urges tenants who failed to comply with the order to make good all necessary back payments.

R. W. Mac adie.

D. S.

Officer i/c Special Branch.

~~July 20/34~~  
~~C. J. B.~~

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. 36821  
S. E. REGISTRY.

S.

Nal. D. ~~senior~~

Date May 28, 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by Whuncan ~~DS~~

Twenty members of the Shanghai municipality

Rent Reduction movement Committee held a meeting in the Chinese Chamber of Commerce, North Soochow Road, at 4 p.m.

May 26 and passed the following resolutions:

1. That a petition be sent to the Shanghai City

Government Provisional Council to repudiate the excuse made by the local real estate owners in opposing the rent reduction movement.

2. That a letter be sent to a newspaper in Tientsin asking the editor to explain his publishing an article alleging that the rent reduction movement in Shanghai was collapsing.

3. That a general meeting of representatives of various branches be held at 4 p.m. May 31.

The tenants of the houses of the Wai San Li (匯山里) facing Broadway East have been notified by

the landlords that commencing from May 1, 1934, the rent will be reduced from \$139.86 to \$120.00 per house per mensem provided that rent in arrears prior to that date is paid up. The tenants of the houses in the alley who are not entitled to the reduction, however, are endeavouring to induce the landlords to grant the same privilege to them.

In connection with the suit filed by the landlords against their failing to sign a new lease, some 25 tenants of the Si Zung Li (西成里), Rue Chapsal, held a meeting in the office of their rent reduction section, no. 189 Rue Chapsal, between 9 p.m. and 10 p.m. May 27 when they were each drilled in a statement to be made before Court on the hearing of the case.

SHANGHAI MUNICIPAL POLICE.

Station,

REPORT

Date. 19

Subject (in full).....

Made by..... Forwarded by.....

- 2 -

Some 13 members of the 5th branch Association of the 2nd Special District Citizens' Federation, 264 Rue Capitaine Rabier, held a dinner party in the Hangchow Restaurant, 730 Avenue Edward VII (Settlement) at 12 noon May 27. During the proceedings, they decided to remove their office at the end of May from the above address to no. 2 Rue Pere Froc, and to refer to the Standing Committee the case in which the landlords of the Zai Hwa Faung (紫和華坊), Rue Lafayette, are alleged to have prevented the tenants from organizing a rent reduction section.

It will be recalled that a coolie of the Preparatory Committee of the above rent reduction section while distributing copies of a notice in the alleyway summoning the tenants to attend the inaugural meeting of the section was arrested by the French Police on May 16 at the instance of a rent collector (Vide report of May 17 on the subject).

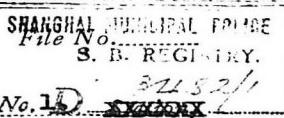
Nine committee members of the Rent Reduction Association of local Trade Associations at a meeting held in their office, 65 Loh Ka Zah, City, decided to make further appeals to the Chinese Authorities for approval to be granted to the body.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.



S. No. 1 D 1934

Date

May 26, 1934

REPORT

Subject (in full). Rent Reduction Movement - meeting under the auspices  
of the City Government Provisional Council.

Made by D. S. Mac Adie Forwarded by Whinean SS

Under the auspices of the City Government Council some 20 persons who claimed to be representatives of the 1st and 2nd Special District Citizens' Federation, Rent Reduction Associations and other public bodies held a meeting in the office of the above Council, 87 Kiao Chow Road. Wong Yien Soong (王金生), a member of the Council, who presided, addressed the attendance stating that the meeting was to be confined to discussion of the following two points:-

a) Real motive of the movement.

b) Causes necessitating a reduction in rentals.

Speeches were then made by representatives attending all advocating that unless house rents were reduced, there was no hope of relieving the people from their present distressing state and consequently no way of restoring Shanghai to its former prosperous condition.

Eventually the chairman instructed each of the attendance to compile a detailed report setting out the state of the movement following the inauguration of the Rent Reduction Associations. These reports should apart from explaining the value of the existence of the latter organs, stipulate measures to deal with the foreign estate owners.

The tenants of Chung Woo Li, (# 1103) Ward Road have formed a rent reduction section with an office at 1103-5 Ward Road.

R. W. Mac Adie.

D. S.

*JHR*  
Officer i/c Special Branch.

*Subagent  
D.C. (D.A.) & D.O.S.*

*JHR*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI  
File No. 32682/1

S. No. D. 32682/1

Date May 25, 1934

REPORT

Subject (in full) Rent Reduction Movement - City Government Provisional Council to convene meeting to discuss.

Made by D. S. Mac Adie Forwarded by W. Duncan A.S.S.

Under the auspices of the City Government Provisional Council, 87 Kiaochow Road, a meeting of representatives of various local bodies will be held at 3 p.m. May 25 in the office of the above organ to discuss the local rent reduction movement.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
File No. S. B. REGISTRY.	
No. D.	3482/1
Date.	May 24, 1934.

Subject (in full)..... Rent Reduction movement.

Made by D.S. Mac Adie Forwarded by.....

The tenants of the Meng Mou Li, Boulevard de Montigny, and the Kwei Foh Li, Rue Eugene Bard formally inaugurated their respective rent reduction sections on May 23.

Thirty tenants of the Si Zung Li, Rue Chapsal, held a meeting in the office of the 4th Section of the 2nd Special District Citizens' Federation, 132 Rue Eugene Bard, between 8 p.m. and 10 p.m. May 23 and decided to open negotiations with the landlords to cancel their decision to instruct the tenants to sign a new lease. It was also resolved that the watchman of the alley be warned not to harass sub-tenants on their moving from or into the lane.

R. W. Mac Adie

D. S.

Officer i/c Special branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction movement.

File No.  
SHANGHAI MUNICIPAL POLICE

S. I. S. R. REGISTRY.

Date May 25, 1934

Date June 1, 1934

Made by D. S. Mac Adie Forwarded by W. Duncan

Nineteen members of the Shanghai municipality

Rent Reduction Committee at a meeting held in their office, Chinese Chamber of Commerce building, North Soochow Road, between 4 p.m. and 4.30 p.m. May 22 decided to publish on June 1 a special issue in the form of a booklet in connection with the local rent reduction movement.

R. W. Mac Adie

D. S.

Officer i/c Special branch.

FILE

40

b

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S.1, Special Branch  
REPORT

A.D. 3073.1  
Date May 22, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by Whuncan DS

At 7 p.m. May 18, a number of tenants of the Zang Kong Li, Kaifeng Road, proceeded to the Joint Rent Reduction Section of the Zang Kong Li, Yue An Faung, Tuh Shing Faung (Kaifeng Road), and Yah Shing Li (Alabaster Road) at House No.341 of the 1st mentioned alleyway, where one of their number smashed a frame containing a picture of the late Dr. Sun Yat-sen. They alleged that the section was inefficient and that its inauguration had caused the issue of a notice by the landlords ordering the tenants of the Zang Kong Li to vacate their premises in order that they might be pulled down and rebuilt.

In connection with the above disturbance, 10 members of the 32nd Branch of the 1st Special District Citizens' Federation held a meeting in their office, 245 Yah Shing Li, Alabaster Road, and decided to instruct Wong Ah Pong (王阿胖子), the ringleader, to tender an apology to the section for conducting illegal activities against the body. It was also resolved to request the landlords of the Zang Kong Li to postpone the demolition of the block for a further three years.

The Shanghai City Government Provisional Council, 87 Kiaochow Road, will convene a meeting of representatives of local public bodies for May 25 in its office to discuss the rent reduction movement in Shanghai.

It is reported that a compromise has been reached between the tenants and the landlords of Sing Nyi Faung, Rue Bourgeat, both agreeing the rentals of houses facing the street be increased by 10% and those in the alley by 5%. The landlords at first intended to increase the rent which

File No. ....

SHANGHAI MUNICIPAL POLICE.

**REPORT**

.....Station,

Date ..... 19

Subject (in full).....

Made by ..... Forwarded by .....

- 2 -

ranged from \$20.00 to \$30.00 per house per mensem,  
by 20%.

R. W. Mac adie.

D.

E.

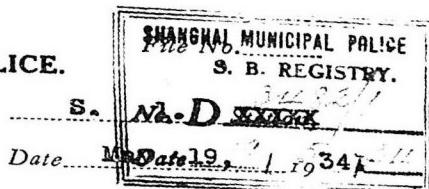
Officer i/c Special Branch.

File  
Copies sent  
Dc(Dai) & Dcs.  
JR

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction Movement.



Made by D.S. Mac Adie

Forwarded by Whanwan D.P.T.

25 members of the Scheme Planning Committee of the Shanghai municipality Rent Reduction Committee at a meeting held in their office, Chinese Chamber of Commerce building, North Soochow Road, on may 18 passed the following decisions:

1. That assistance be rendered to tenants of various alleyways in connection with rent dispute.
2. That a list of names and addresses of landlords be compiled with a view to facilitating the petitions to be made to them for reduction in rent.
3. That another list showing monies spent in constructing various blocks and amount of rent collected therefrom be also compiled.

The Nantao District Rent Reduction Association, 3 Yung Ching Li, min Kuo Road, has decided to notify tenants in Nantao who obtain reduction in rentals to contribute the amount saved for one month to the support of the Association.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

# **SHANGHAI MUNICIPAL POLICE.**

## **REPORT**

*Subject (in full)*..... Rent Reduction Movement.

Made by D.S. Mac Adie

*Forwarded by*

SHANGHAI MUNICIPAL POLICE	
S. B. REGISTRY.	
S.	1. No. <u>D-123456789</u>
Date	MAY 17, 1934

At 10 a.m. May 16 a coolie in the employ of the Zai Hwa Faung (紫華坊) (Rue Lafayette) Rent Reduction Preparatory Committee, while distributing copies of a notice to the tenants summoning them to attend the inaugural meeting of a rent reduction section of the alley to be convened for the same evening, was arrested by the French Police at the request of a rent collector on an alleged charge of intimidation. He was, however, released at 12 noon the same day, and the proposed meeting was postponed to a later date.

R. W. MacAdie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S. No. *Dixon*

Date May 17, 1934

REPORT

Subject (in full) Bei Teh Li Alleyway - Rent Reduction and Water Rate Dispute.

Made by D.S. Mac Adie

Forwarded by *Whitman*

At 9.30 a.m. May 16 two representatives of the tenants of the Bei Teh Li Alleyway, Tatung Road, together with their legal advisor, called at the Siccawei Cathedral with a view to obtaining a reply from the Father therein in regard to the water dispute in the alley. There they were told that the Church had decided to reduce the rent by \$1 per house per mensem which was the former charge for water rate and that thereafter the tenants to pay their water charges to the Shanghai Water Works Company direct.

Between 9 p.m. and 10 p.m. some twenty tenants of the alley held a meeting in House no.33 and decided to make further appeal to the Shanghai Water Works Company on May 17 for restoration of water supply pending a settlement of the dispute.

*R. W. Mac Adie*

D. S.

*John Collier N.  
D. "B" S.  
D. Smith*  
*Officer i/c Special Branch.*

*Glasson*

SHANGHAI MUNICIPAL POLICE.

File No.  
S. REGISTRY.

S. M. D. 3482/1

Date. May 25, 1934. 10 AM

REPORT

Subject (in full). Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by W. Mac Adie D.S.

Some 30 persons who claimed to be representatives of various rent reduction sections and sub-offices in Chapei held a meeting in No. 18 Kiatung Li, Kiatung Road, Chapei, at 3 p.m. May 14 and decided to re-organize the Chapei District Rent Reduction Association which closed down on May 12 as a result of opposition staged by these sections and sub-offices. A re-adjustment committee of five persons was appointed and will convene a general representative meeting of residents in Chapei in the near future to elect new committee members for the Association.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE.  
File No. 74-34  
S. E. REGISTRY.

S. No. D. 144

Date May 14, 1934.

REPORT

Subject (in full) Bei Tuh Li Alleyway - Rent Reduction and Water Rate Dispute.

Made by D. S. Mac Adie

Forwarded by Whanearu (D)

At 8.15 a.m. May 13 some 300 tenants of the Bei Tuh Li Alleyway, Tatung Road, proceeded on six motor trucks to Siccawei with a view to appealing to Archbishop Mario Zanin, the Apostolic Envoy newly arrived in Shanghai, for assistance in having the water supply to the alley reconnected. At the Siccawei Cathedral they were received by a Father who promised to investigate the dispute and give them a reply within three days whereupon the callers withdrew.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

X (Signature)  
D

SHANGHAI MUNICIPAL POLICE.

REPORT

Ref. No. ....

S. E. REG'D.

S. No. D 3682/1

Date .....

May 14, 1934

Date .....

Subject (in full) ..... Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by Whanear 058

Nineteen members of the Shanghai Municipality

Rent Reduction Committee held a meeting in their office,  
Chinese Chamber of Commerce Building, North Soochow Road,  
between 2 p.m. and 3.45 p.m. May 13 and passed the following  
resolutions:-

1. That the Dah Kung Pao in Tientsin be asked to reveal the name of the writer of the article "The Collapse of Rent Reduction Movement". (This article appeared on the Sin Wan Pao Evening Edition of May 6. Subsequently a letter asking for the name of the writer was addressed by the Committee to the Newspaper (Vide previous report on subject) which in a reply stated that the article first appeared in the Dah Kung Pao in Tientsin and was copied therefrom.)
2. That in rent disputes, residents be instructed to deposit their rent in banks in the joint name of the tenants and the sub-offices to which they are affiliated.
3. That the deposits be checked monthly by the Sub-offices.
4. That no money be collected from residents by the sections or sub-offices unless with the approval of the Committee.

On May 13, some 20 boyscouts distributed on behalf of the Nantao District Rent Reduction Association, 3 Yung Ching Li, Min Kuo Road, Nantao, copies of a leaflet to pedestrians on Chung Hwa Road, Nantao. The document purporting to emanate from the Association apart from announcing that the body is offering its service free of charge to strive for a reduction in rent as a measure to restore Shanghai to its former prosperous condition, urges tenants in Nantao to register with the Association.

R. W. Mac Adie  
D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. B. REGISTRY.

S.

No. D

34821

Station, 5/13/34

Date

May 13, 1934

Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie

Forwarded by Whinean

In consequence of the tenants of lanes 308 and 358, Chaofoong Road, refusing to comply with the agreement concluded between them and the landlords in 1933 that rentals be increased from \$5.00 to \$10.00 per mensem with effect from January, 1934, the latter issued on May 5 a notice instructing the tenants to vacate their premises before June 6, 1934. The tenants announced that they would not pay the increased rent at such a time when a general reduction in rent was being urged by residents throughout Shanghai.

Since the election of the Executive and Supervisory Committees of the Chapei District Rent Reduction Association on April 29, opposition has been raised by several rent reduction sub-offices who consider that the election was not carried out in a legal manner. Consequently the Association instructed the 7th and 8th Sub-offices, the two ring-leaders in the dispute, to suspend functioning alleging that they had collected excessive membership fees from the residents (Vide previous reports on subject). The high handed measure only led to further opposition from the majority of the sub-offices in Chapei, and their threat to withdraw from membership obliged the Association to close down on May 12 pending re-organization. The dispute has been referred to the Shanghai municipality Rent Reduction Committee.

R. W. Mac Adie

D. S.

Copies sent

D. S. B. Officer i/c Special Branch.

D. S. B.

78

FILE  
Copies sent  
D. S. B. Officer i/c Special Branch.  
D. S. B.  
78

SHANGHAI MUNICIPAL POLICE.

S. I., Special Branch

No. D 3482/1

REPORT

Date May 10, 1934

Date 11/15/34

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by Wh Duncan D.S.

Fourteen members of the Shanghai Rent Reduction Movement Committee at a meeting held in their office, Chinese Chamber of Commerce Building, North Soochow Road, between

3 p.m. and 5 p.m. May 9, passed the following resolutions :-

1. That local journalists be warned not to make untrue reports on the rent reduction movement as well as to refrain from altering reports supplied to them by the Committee on pain of being dealt with by law.
2. That the Sin Wan Pao Evening Edition be requested to reveal the name of the writer of the article "The Collapse of the Rent Reduction Movement" which appeared in the edition of May 6.
3. That a reward of \$500.00 be given to any one who can point out facts which certify that the Committee is disheartened in its activities.
4. That a Scheme Planning Committee of 15 persons be organized.

In connection with resolution 2, the Committee considers that the article in question had a great affect on the progress of the rent reduction movement and is endeavouring to trace the writer of the essay with a view to compelling him to have a correction of the assertions contained in the article inserted in the local press.

Some 100 tenants of the Pao Hwa Li, Singkeepang Road, held a meeting in House 1269 and passed the following decisions :-

1. That appreciation be tendered to the landlords for their consenting to postpone the demolition of the premises to the end of June, 1934.
2. That the landlords be requested to make public the rent

File No. ....

SHANGHAI MUNICIPAL POLICE.

REPORT

..... Station,  
Date ..... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

which will be charged for the new houses.

3. That tenants who wish to enjoy the option of obtaining leases on the new premises be instructed to have their latest rent receipts chopped by the Rent Reduction Section of the alley.

R. W. Mac Adie.

D.

S.

Officer i/c Special Branch.

*John W. Mac Adie*  
*(Signature)*

SHANGHAI MUNICIPAL POLICE.

REPORT

s.1, Special Branch

Date May 10, 1934

SHANGHAI MUNICIPAL POLICE
File No. S. B. R. U. G. I. T. Y.
Mac Adie
36-821-132

Subject (in full) Bei Tuh Li Alleyway Rent Reduction and Water Rate Dispute.

Made by D.S. Mac Adie Forwarded by W. Duncan

On May 8 the Shanghai Water Works Company notified the tenants of the Bei Tuh Li Alleyway, Tatung Road, to sign contracts with the concern before May 10 for the installation of water meters in their respective houses. Their ignoring this notice, however, led to the disconnection of the water supply to the alley at 11 a.m. this morning, May 10.

It will/recalled that the water supply to this alley was cut off on April 24 and re-connected on May 5 (Vide previous reports on subject).

The tenants are of the opinion that their water charges are included in the house rent, thus they are not prepared to sign contracts for the installation of water meters unless the landlords agree to reduce the rent by the amount charged for water supply.

They will hold an urgent meeting this evening either in House No. 106 Bei Tuh Li or in the Ming Zee (民衆) Primary School, 106 North Chengtu Road, to discuss the dispute.

Officer i/c Special Branch.

Cables to

D.O.B & Sing

JR

Singa informed by  
telephone  
10/5/34  
fwd

R. W. Mac Adie.

D. S.

FILE

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE
File No.
S. B. REG'D. 22926

S. I., Special Branch

REPORT

Date May 9, 1934.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie

Forwarded by W. Duncan S.P.Y.

Some ten persons who claimed to be members of the Rent Reduction Acceleration Committee of various trade associations, the organization of which was disapproved by the Tangpu (vide previous report on subject), held a meeting in their office, 65 Loh Ka Zah, City, between 7 p.m. and 8 p.m. May 7 and decided to carry out appeals to Chinese Authorities for permission to form the body. It was also decided to solicit assistance from the Chinese Chamber of Commerce in this connection.

The sealing orders which were served on Houses Nos. 12 and 55 of Hung Shou Faung, Mapei Road at the beginning of April were removed at the end of the same month after the tenants of the houses in question had paid their rentals up to date.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

File  
G. 35000-1-34  
S. B. REG'D. 22926  
D.C. (D.M.)  
No 2

SHANGHAI MUNICIPAL POLICE.

S.1, Special Branch ~~xxxxx~~

REPORT

Date May 7, 1934.

Subject (in full) Bei Tuh Li Alleyway - water supply re-connected.

Made by D.S Mad Adie

Forwarded by Wheuncar DSJ

The water supply to the Bei Tuh Li Alleyway, Tatung Road, which was cut off on April 24 in consequence of the tenants refusing to comply with an order of the landlords to pay an extra \$2.00 for water charges and their later rejecting the instalment of water meters in their houses, was re-connected on the afternoon of May 5, through negotiations carried out by Mr. T.K. Ho, and Feng Ping Nan (馮平南) with the Shanghai Water Works Company and the landlords.

It is reported that the landlords and the tenants will discuss the dispute on May 10.

R. W. Mac Adie

D.

S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE

S. & R. C. 1934

File No. 3

No. D 24521

Sinza Police Station

Date May 4, 1934.

REPORT

Subject (in full) Attached.

Made by and Forwarded by Inspector Groves.

Sir,

I beg to report that extra Police were detailed for duty at the Bei Tuh Li alleyway, Tatung Road, in the vicinity of the Church and Schools from 7a.m. 4/5/34. No attempt was made by the tenants in the alleyway to obtain water from the Church or Schools on account of extra Police being posted. No disturbance.

At 10.15a.m. the undermentioned male Chinese came to this Station and interviewed the Officer i/c to ascertain why the Police were on duty, and the water supply was stopped which they had obtained from the Church between 8a.m.-10a.m. for the previous 4 or 5 days. They were informed by the Officer i/c that the Police were on duty to prevent a Breach of the Peace, the supply of water was nothing to do with the Police, but he (Officer i/c) had received information that if they arrange to have a water meter installed on their premises, the water would be laid on.

Waung Cha Ching (汪介卿) 33 Bei Tuh Li, Tatung Road.

Lieu Zung Yung (劉承勇) 51 " \* \* \* \*

Phen San Zien (潘三全) 114 " \* \* \* \*

Wong Yao Tsoo (黃耀祖) 101 " \* \* \* \*

They were cautioned re committing a Breach of the Peace.

*Information to S.P.  
Leave paper here  
Divisional*

5/5

I am, Sir,

D. C. (Div.)

Your obedient Servant,

No trouble occurred.

D.O. "B" Situation being watched. Officer i/c

*Hukinjip OC*  
DIVISIONAL OFFICER IN CHARGE  
5 MAY 1934

7/5

天主堂 PROCURE  
Mission du Kiang-nan 洋涇浜  
ÉGLISE ST-JOSEPH  
(Chang-hai, Chine)  
Téléphone 52689.  
S. 53.53

SHANGHAI MUNICIPAL POLICE  
Chang-hai S. S. REGISTRY. 1924 May 3

No. D	
Date	1/34

A acknowledged form "E"  
Central Reg. 7/5/1924

The Commissioner of Police  
S.M.C. Shanghai

Sir,

I have to call your attention to trespass on the property of the Mission at No 35 Tatung Road by Chinese tenants in the vicinity. The water supply of these people has been cut by the Shanghai waterworks Co. and for the past three days they have been entering the Church ground and building and helping themselves to a supply of water.

While we did not object to their doing so for the first two days, it must be realised that unless some remedy is found these people will carry on indefinitely.

I have therefore to request the good offices of the Police in preventing further trespassing on the Mission property both on the Church compound and on the ~~east~~ girls school compound, right to the ~~west~~ of the Church.

Yours sincerely.

*P. Denier*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
S. E. REGISTRY.  
File No. 2  
No. D 175

Date 1. xix, 1

Date May 7, 1934.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by W. Duncan

Some 10 members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Kiaotung Li, Kiaotung Road, Chapei, between 2 p.m. and 4 p.m. May 5 decided to instruct the 3rd Sub-Office, No.1 Yung Ziang Li, Tatung Road, the 7th Sub-Office, No.329 Zien Ka Hong Road, and the 8th Sub-Office, No.46 Yien Ding Li, Tsang Ka Hong Road, to suspend functioning pending reorganization on the ground that they had demanded and collected excessive membership fees from the residents.

Between 7.30 p.m. and 9.15 p.m. May 5, 20 members of the Nantao Rent Reduction Association held a meeting in their office, 3 Yung Ching Li, Min Kuo Road, Nantao and decided to request local radio stations to broadcast rent reduction propaganda, as well as to ask the Boyscouts Committee, Nantao, to assist in this campaign.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch

Date May 5, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by Whanam LTD.

Some 5 committee members of the Si Zung Li Rent Reduction Section, 189 Rue Chapsal, held a meeting in the office of the 4th Branch of the 2nd Special District Citizens' Federation, 132 Rue Eugene Bard, between 7 p.m. and 7.45 p.m. May 3 and decided to ignore the order of the landlords instructing the tenants to sign new leases.

R. W. Mac Adie.

D.

S.

Officer i/c Special Branch.

J. C.  
D. C.

SHANGHAI MUNICIPAL POLICE.

REPORT

S. I., Special Branch

Date, May 5, 1934

Subject (in full) Bei Tuh Li Alleyway - Rent Reduction and  
Water Rate Dispute.

Made by D.S. Mac Adie

Forwarded by *W. H. Duncan*

Six delegates of the tenants of the Bei Tuh Li, Tatung Road, carried out appeals to the Shanghai City Government, Bureau of Social Affairs, Kuomintang Headquarters and the Shanghai Office of the Ministry of Foreign Affairs on May 2 soliciting assistance from them in having the water supply to the alley restored. At each of these places the delegates were promised consideration of their request.

The tenants of the Bei Tuh Li, Tatung Road, have decided to appeal to the Chinese Councillors of the S.M.C. separately on the morning of May 5 for assistance in connection with the water rate dispute in the alley.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

*Mac Adie*

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY.

Ward 34

Date 3 May 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by Whoucan DDS

The tenants of some 100 houses of the Sing Shing Li, Wuchang Road, are agitating for a reduction of 30% in rentals. At a meeting held by some 16 of them in the Kwan Tseng Restaurant, 341 Wuchang Road, at 5 p.m. May 2, they decided to appeal to the landlords on May 3 in connection with the matter.

On May 1, a distress warrant was served on House No. 1173 Avenue Haig, French Concession, at the request of the landlords for non-payment of rent for the last three months. The tenants of other 20 houses of the same block paid their arrears of rent into Court.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

H. H. J.  
D. J. J.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
File No. S. B. REGISTRY.	
No. D.	3432/1
Date	May 1 1934

Subject (in full) ... Bei Tuh Li Alleyway - Rent Reduction and Water

Rate Dispute.

Made by D. S. Mac Adie Forwarded by Duncan SS

In compliance with the demand of the tenants

of the Bei Tuh Li Alleyway, Tatung Road, the Catholic Church on the same thoroughfare supplied the former water from two hoses for three hours from 7 a.m.

April 30 and will continue to do so this morning, May 1.

Between 8.30 p.m. and 10.30 p.m. April 30, some 60 tenants held a meeting in house No. 106 and passed the following resolutions:-

1. That the Church be instructed to supply water without interruption to the tenants.
2. That in view of straitened condition of the rent reduction section of the alley, tenants be urged to contribute voluntarily funds to the funds of the organ.
3. That posters bearing on the dispute be prepared for exhibition on walls in the alley.

At the conclusion of the meeting, a total of \$51.00 was raised from amongst the attendance.

On the morning of April 30, 7 delegates of the tenants called at the Shanghai Water Works Co., Kiangse Road, and requested that the water supply to the alley in question be re-connected at the same time giving an assurance that they would share the charges until the dispute was settled. They were told to conduct negotiations with the landlords instead of approaching the Company.

FILE

Copied to  
D.C.O.Q

Singer

J.P.

Officer 1/c Special Branch.

R. W. Mac Adie.

D. S.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE	
File No. S. E. REGISTRY.	
S. No. D	34482/1
Date	May 15 1934

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by W. Duncan ASD

Some 70 members of the Nantao District Rent Reduction Association at a meeting held in their office, No. 2 Yung Ching Li, Min Kuo Road, Nantao, between 2 p.m. and 4 p.m. April 30, decided to organize ~~wi~~ together with the Chapei District Rent Reduction Association a joint office with a view to accelerating the movement.

The tenants of the Tai Chong Li, Loh Ka Pang Road, Nantao, have organized a rent reduction section with an office established at House No. 15 of the alley.

R. W. Mac Adie

D. S.

Officer i/c Special Branch.

File  
comes to  
DCC(Div) &  
D. S.  
D. M.P.

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No.  
C. & S. B. REGISTRY.

S. M. D. 3482/3

Date April 30, 1934

REPORT

Subject (in full). Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by

The tenants of the 75 houses of Lane 318 and Lane 358 off Chaoufoong Road have withheld payment of rent since January, 1934. The action was taken as a countermeasure against the landlords decision to enforce the agreement concluded in 1933 that house rent be increased by 20% with effect from January this year.

Arrangements are being made by members of various branches of the 1st Special District Citizens' Federation in Hongkew District to form a "Hongkew District Rent Reduction Movement Acceleration Association". At a meeting held by these members on April 29 when it was decided to inaugurate the above Association on May 6.

The tenants of the Zu Tuh Li (朱德里) alleyway, Sinza Road, have organized a rent reduction section with an office established in the Hwa Ming Primary School, House No.7 of the Alley.

Some 30 persons who claimed to represent various local trade associations held a meeting in the Fish Hong Owners' Association, 60 Loh Ka Zah, Nantao, between 2.30 p.m. and 4.30 p.m. April 29 and formally inaugurated a "Rent Reduction Acceleration Committee of Local Trade Associations". The Kuomintang Headquarters on April 29 notified the Bureau of Public Safety that the above Association had not been approved by the Tangpu and the Bureau was consequently requested to prohibit any gathering to be convened under the auspices of this body.

At 5 p.m. April 29, some 100 persons claiming to represent various rent reduction sections in Chapei

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

Station,

Date. 19

Subject (in full).....

Made by.....

Forwarded by.....

- 2 -

held a meeting in the Tsing Ming Primary School, 123 Soong Kung Yuen Road, Chapei, and decided to unite with the Nantao District Rent Reduction Association in conducting the movement. It was also decided to collect fees according to the following scale from the sections for the support of the Chapei District Rent Reduction Association:-  
Sections consisting of less than 50 members (each house is counted as a member) to contribute \$2.00 per mensem.  
Sections consisting of more than 100 but less than 500 members to contribute \$5.00 per mensem.  
Sections consisting of more than 500 members to contribute \$10.00 per mensem.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

FILE  
Copies sent to  
DC(Dir) & DOS  
JR

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. B. REGISTRY.

S. 1

No. D 3482/1

Date April 30, 1934

34

REPORT

Subject (in full) Bei Tuh Li Alleyway - Rent reduction and Water Rate Dispute.

Made by D. S. Mac Adie

Forwarded by Whaunean D.S.

At 8 p.m. April 27, some 200 persons who claimed to be tenants of the Bei Tuh Li Alleyway, the water supply to which was cut off on April 24 for non-payment of water charges, held a meeting in the Ming Zoeh Primary School (民族小学), No.6 Lien Pao Faung, North Chengtu Road. Zung Kiu Foong (中九弄), representing the Shanghai Municipality Rent Reduction Committee also attended. The following resolutions were discussed and passed:-

1. That coolies be engaged to obtain water from fire hydrants in the vicinity of the alleyway.
2. That the tenants be instructed to deposit their rent in banks.
3. That they also be ordered to withhold payment of Municipal Rate. (They alleged that the S.M.C. <sup>them</sup> had not given/sufficient protection).
4. That Chang Shi Sung (张师松), one of the attendance, be assigned to appeal to the S.M.C. for assistance in having the water supply to the alley re-connected.
5. That the legal advisor of the tenants be asked to address ~~to~~ formal letters to the S.M.C. and the Chinese Ratepayers' Association giving an account of the dispute and soliciting assistance from them.

Some 60 tenants of the alleyway held another meeting in House No.16 at 8.30 p.m. April 29 and passed the following resolutions:-

1. That six appealing groups be organized.
2. That the 1st group which will consist of female tenants demand water from the Catholic Church on Tatung Road.

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date 19

Subject (in full) .....

Made by .....

Forwarded by .....

- 2 -

while the 2nd group appeal to the S.M.C. and Sinza Station for the opening of fire hydrants in the alley. (The tenants are at present using water from hydrants on the street.)

3. That the 3rd Group approach the Shanghai Water Works Co. and negotiate for the restoration of water supply to the alley assuring the concern that the tenants will share the water charges before the dispute between them and the landlords is settled.

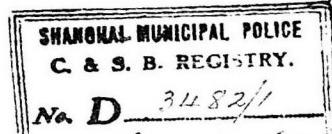
4. That the 4th group solicit assistance from the Chinese Authorities and ask the Bureau of Education to take action against the Jiu Tuh Girls' School, established by the Catholic Church in the alley for suspending studies on April 26. (The School closed on the day to avoid possible disturbances which might be staged by the tenants but resumed functioning the following day. Vide previous reports on subject.)

5. That the 5th and 6th groups appeal to the local Tangpu and Mr. Loh Pah Hung (罗伯禄), General Manager of the Nantao Tramway Company respectively. (Loh is a Catholic and well known in local business circles.)

*File  
Cabin  
Dec 1948  
D. S.  
R. W. MacAuley*  
It is learned that with exception of the 1st group which will consist mostly of the female tenants, the 2nd, 3rd, 4th, 5th and 6th groups will be of 6 or 7 persons each. They will start for the various places mentioned above at 10 a.m. this morning when crackers will be fired as a signal to summon the delegates.

D. S.

Officer i/c Special Branch.



Translation of a letter from 9th Branch Association of the  
Ist Special Area District Citizens' Federation of the Municipality of Greater Shanghai to Sinza Police Station.

April 28th, 1934.

To Sinza Police Station,

We beg to inform you that we have received verbal reports from the residents of Bei Tuh Li off Tatung Road, that the residents of more than one hundred houses in that alleyway suffered deep distress owing to the water being illegally cut off by the landlord, with the result that they have had no water supply for four days. Therefore they requested us for assistance.

In consequence of the above we know that the public life depends on water, which is necessary for drinking. The landlord paid no attention to the public life and stopped the water supply, in case of fire occurring, not only the life of more than one thousand people in that alleyway will be endangered but also the public in general, so that we consider this a very important matter. For the purpose of procuring public safety we inform you of the above circumstance and request you to take the responsibility for protecting the citizens in your district, then you will immediately notify the Water Works to turn on the water supply for the public safety and prevent the landlord from doing any unlawful action, pending settlement. It is in the interests of public life and safety, we write this letter to you and hope you will deal with this matter with pleasure.

Chopped:- 9th Branch Association of the Ist Special Area District Citizens' Federation of the Municipality of Greater Shanghai.  
Address:- 160 Burkill Road.

*SJ  
Personal &  
has to FILE  
Society with this  
Note down and  
please return  
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*Steer  
WFO 30/4/34*

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
FILE NO. S. B. REGISTRY.

No. D 3482/1  
S. Date 27/4/34  
Date Apr 27, 1934.

Subject (in full) Rent reduction Movement.

Made by D. S. Mac Adie Forwarded by W. Duncan D.P.P.

It is reported that the landlords of the Pao Wha Li, Singkeepang Road, have agreed to postpone the demolition of the block to the end of June. The premises were to be pulled down at the end of March (Vide previous report on subject), but owing to opposition on the part of the tenants, the scheme failed to materialize.

Some 40 persons who claimed to be representatives of various alleyways in Kaifeng and Alabaster Roads held a meeting in the office of the 32nd Sub-office of the Settlement District Rent Reduction Association, 341 Kaifeng Road, between 7.30 p.m. and 9 p.m. April 26 and passed the following resolutions:-

1. That various alleyways in the area be instructed to organize rent reduction sections without further delay.
2. That tenants be requested to subscribe contributions voluntarily for the maintenance of the Sub-Office.
3. That another meeting of representatives of tenants be held on May 2.

The Jui Tuh Girls School, 33 Bei Tuh Li, Tatung Road, which suspended studies on April 26 to avoid possible disturbances which might be staged by the tenants of the alleyway, resumed functioning this morning, April 27.

The 1st Sub-Office of the Chapei District Rent Reduction Association was formally inaugurated on April 26 at No. 11 Zeu Woo Faung (瑞和坊), Paoshan Road, Chapei.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

FILE  
Refined & P.D.  
Dec 2004

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
RECEIPTS & REGISTRY.

S.

No. D 3482/1

Station

Date

April 26, 1934

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie

Forwarded by Whuncan

At 4 p.m. April 25, some 150 tenants of the Bei Tuh Li Alleyway (比德里弄) with entrances on Tatung and Sinza Roads gathered before the Jui Tuh Girls School (求德女校), No.33 established by the Catholic Mission in the same alley with a view to obtaining water from the institution, the water supply to which, they alleged, had been restored. Seeing the hostile attitude adopted by the tenants who threatened to assault the principal and teachers should they emerge from the school, the latter kept the pupils, some 1,000 in number, on the premises until about 5 p.m. when a party of police arrived on the scene and succeeded in dispersing the crowd, the school usually finishing at 4 p.m.

At 7 o'clock in the evening, some 30 tenants held a meeting in the office of the rent reduction section formed by them, House No.51 and passed the following resolutions:

1. That assistance be solicited from local public bodies in connection with the dispute.
2. That two lawyers be engaged to carry out negotiations with the landlords.

It is reported that the tenants are arranging to re-connect the water supply to the alleyway themselves.

The Jui Tuh School suspended studies this morning,  
April 26.

At 9.30 a.m. April 25, some 350 persons who claimed to be representatives of various sub-offices and sections of the Chapei District Rent Reduction Association proceeded on seven motor trucks to the Shanghai City Government at

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24/4

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date. .... 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

the New Civic Centre. At Tee Yue Wei Road, they were stopped on the road by the Police of the 5th Section of the 5th District Police Station. A delegation of five persons was, however, elected and was received at the City Government by Hong (洪), Chief of the 2nd Department who promised to refer their demand for reduction in rent to the Mayor.

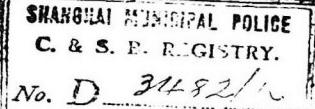
R. W. Mac Adie

D. S.

Officer i/c Special Branch.

Comments.

See  
Information, which  
sent DC(Div) & DOS  
of his Request  
Inde



Special Branch

April 25, 1934.

Diary for information of Commissioner of Police.

A number of the tenants of the Bei Tuh Li Alleyway are now gathering before the Jiu Tuh Girls School in the alley established by the Catholic Mission with the intention to assault the students coming out from the institution.

It will be recalled that the water supply to this alley, the property of the Catholic Church, was cut off on April 24 (Vide the previous report on subject) by the landlords as a counter-measure against the tenants refusing to pay an extra \$2.00 for water charges.

Singa informed

of his Robertson  
letter

26/4/34

JW  
25/4

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SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch ~~Section~~

Date April 25, 1934.

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by W. Duncan DES

In consequence of the tenants of the Bei Tuh Li alleyway, Tatung Road, refusing at first to comply with the order of the landlords to pay an extra \$2.00 for water charges and later rejecting the instalment of water meters in their houses, the water supply to the alley was disconnected on April 24 by order of the landlords. The tenants are at present using water from hydrants.

Posters bearing the slogans "Oppose the illegal disconnection of water supply by the landlords" and "Let the whole body of the tenants fight to a bitter end" were posted on walls of this block, on the morning of April 25.

R. W. Mac Adie.

D. S.

Officer i/c Special Branch.

Recd  
D. S.  
M.A.  
R.W.M.A.

Copy for Special Branch

# SHANGHAI MUNICIPAL POLICE

## CRIME DIARY.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Date 25/4/34

Division.

CRIME REGISTER No:— Misc. 90/34 Sinza Sinza Police Station.  
April 25th. 1934.

Diary Number:—	1.	Nature of Offence:—
Time at which investigation begun and concluded each day		Places visited in course of investigation each day

### RECORD OF INVESTIGATION.

Report re water supply being cut off from Bai Tuh Li Alleyway. (白徒里)

At 9.20p.m. 24-4-34, two residents representatives of Bai Tuh Li Alleyway, Tatung Road, came to the Station and reported that the water supply had been cut off from the aforementioned alleyway. The Water Works were informed by telephone and they stated that the instructions to that effect had been received from the Revenue Office owing to the residents of the said alleyway were in default of revenue due. A hydrant was opened so that water could be obtained.

At 4p.m. 25-4-34, the residents of this alleyway approached Mere Marie de St. Benvit (葛士高) of the Jeu Tuh Primary School, situated at No. 73 of the same alleyway for the purpose of getting water supply from inside the school, to which she refused and ordered that the school gates be closed. Owing to a large number of residents who had adopted an aggressive attitude at the entrance of the premises, as a result the students were unable to leave in fear of being subjected to rough treatment at the hands of the residents.

On arrival of Police the crowd dispersed and the students left the school premises under Police protection.

Further enquiries ascertained that three days ago, the landlord of the alleyway in question notified all the chief tenants that a water meter be put up at every house

*8/25/34  
to file  
26/4/34  
Special Report  
W.H.*

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:— Misc. 90/74 Sinza.

"B" Division.

Sinza Police Station.

April 25th. 1974.

Diary Number:	1 (Sheet 2)	Nature of Offence:
Time at which investigation begun and concluded each day		Places visited in course of investigation each day

### RECORD OF INVESTIGATION.

and the chief tenant of which to pay for the expenses.  
This was refused with the result stated above.

Two C.P.Cs. are posted for duty at the above mentioned school from 6p.m. 25-4-74 until further notice.

Copy forwarded to Special Branch.

J. H. 26/4

Yao Yuen Loong  
D.S.I.

Fm 12  
G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. S. REG. DAY.

S. No. D. 301871

Date April 26, 1934

REPORT

Subject (in full) Letter from Kaifeng Road landlords protesting against meeting of tenants to further the rent reduction movement.

Made by D.S. Mac Adie Forwarded by *W. Duncan DDS*

Attached letter from landlords of alleyways on Kaifeng Road appears to be somewhat exaggerated. The meeting which is reported in detail below was of a similar nature to those held by tenants of alleyways in various districts throughout Shanghai in furthering the rent reduction movement.

Between 2.30 p.m. and 4.30 p.m. April 22, some 30 persons who claimed to be representatives of the tenants of the Mah Shing Li (馬興里), and Zang Kong Li (張康里), Alabaster Road, and Yu Shing Faung (玉昇坊) and Tuh Shing Faung (徒昇坊), Kaifeng Road, held a meeting in the Nanyang Girls School, No.1 Kaifeng Road. Tsang Kai Shou (張介壽), who presided, reported that arrangements had been made to form a rent reduction section and application for membership had been submitted to the Shanghai Municipality Rent Reduction Committee. The following decisions were discussed and passed:-

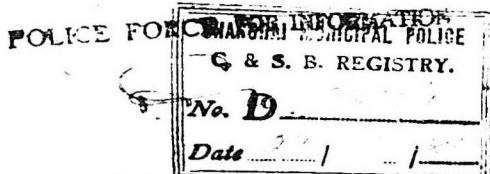
1. That a Preparatory Committee be established at No.341 Kaifeng Road.
2. That local residents be urged to demand that the landlords voluntarily reduce rentals.
3. That tenants who conspire with the landlords in an endeavour to break the movement be warned in the first instance and that should they again offend, they be proceeded against in Court on a charge of breaking the regulations of public organizations.

*R. W. Mac adie.*

D. S.

Officer i/c Special Branch.

K 12/2.



Kaifeng Road Landlords,  
Shanghai, April 22, 1934.

The Secretary,  
Shanghai Municipal Council,  
209 Kiangse Road, Shanghai.

Dear Sir,

We have to report to you that in the house No. Id 341 Kaifeng Road in the Northern District, an association of tenants for the reducing of house rent has been established, and that at about 2 o'clock this afternoon, more than 5 hundred tenants, west of North Chekiang Road, north of North Soochow Road, east of North Thibet Road, south of Haining Road, attended the meeting held in the Nanyang Primary School in Kaifeng Road at the end of Winchester Road, Cad. Lot 51 in the Northern District.

"Knock down landlords. Not to pay the house rent, until we have attained our object." was heard at this afternoon meeting. We hear that they collect the membership fee, which ranges from 20 cents to \$1.50. Those who attended the meeting are members of this association. Of course, the terants are glad to be the members.

We wonder why the Municipal Council does not interfere with, or prohibit the establishment of such associations in the foreign Settlement, as such associations as these are detrimental to the good order of the Settlement. Can you see your way to drive such associations out of the Settlement? If not, the Settlement will be ruined soon. We shall be glad to see your notification regarding this affair.

Yours very truly,

Sze Kung Kwei & 7

Other Kaifeng Road Landlords.

JJ  
Comment  
Copied sent to  
Dc(Div) & DC  
JF

SHANGHAI MUNICIPAL POLICE.

REPORT

S.1, Special Branch

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

Date Apr 23, 1934

Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie

Forwarded by *Whenuan D.S.J.*

It is reported that as a result of negotiation conducted by the tenants of the Sz Zeu Li (Lane 499), Seward Road, with the landlords, A.R. Burkill & Sons, 2 Canton Road, the latter have agreed to reduce the rent by 10%.

A joint Preparatory Committee has been formed by the tenants of the Hah Shing Li (洽興里), and Zang Kong Li (長康里), Alabaster Road, Yu Shing Faung and Tuh Shing Faung (遠近坊), Kaifeng Road, with an office established at No. 341 Kaifeng Road. Arrangements are being made by the Committee to form a rent reduction section.

*R. W. Mac Adie.*

D. S.

Officer i/c Special Branch.

*John Scott D.S.  
C. & S. B.  
D. S. J.*

## SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.S.1, Special Branch *36-834*

## REPORT

Date April 25, 1934.

Subject (in full) Rent Reduction Movement - Cases where rent has been reduced as a result of agitation by tenants and payment withheld etc.

Made by and Forwarded by D.S.I. Duncan

Following the Sino-Japanese hostilities in 1932 a number of landlords ~~suspended~~ withheld collection of rent for 2 months and upwards from tenants who had suffered as a result of the hostilities. These cases, however, although occurring at the commencement of the Rent Reduction Movement cannot be regarded in the same light as those covered by the dispute as it now stands. The following is a list of cases which have come to the knowledge of the Police this year where payment of rent has been withheld and where reductions have been made by the landlords as a result of agitation by the tenants:-

1. Following an attempt on February 8 of the Judicial Police of the 2nd Special District Court to execute distress Warrants on the tenants of Nos. 45 and 47 Tao Teh Li, Avenue Foch, for non-payment of rentals for 3 months, the rent was paid into court the same day. A similar case occurred at No. 1 Avenue Foch on February 5 with the same result.
2. The landlord of a block of houses in Shing Nyih Fang, off Scott Road, chiefly occupied by Japanese, reduced the rents from Tls. 60 to Tls. 50 in February.
3. In February the landlords of 50 new houses in the Tseu San Li, Chusan Road, reduced the rents by 10%.
4. On March 2, the landlords of the Heng Meu Li, Rue Wagner, agreed to reduce the rents by 10% as the result of demands for a reduction by the tenants.
5. In consequence of a suit filed by the landlords, distress warrants were served on March 8 on 22 houses (Lane 381, Houses Nos. 383-403 odd numbers only, and Lane 405, Houses Nos. 4-24 even numbers only) on Tientsin Road for arrears

## SHANGHAI MUNICIPAL POLICE.

File No. ....

Station,

## REPORT

Date 19

Subject (in full) .....

Made by ..... Forwarded by .....

- 2 -

of rent ranging from 6 months to one year. The seals were, however, removed at 3.15 p.m. March 9 after the tenants had each paid 3 months rent into Court.

6. On March 17, the landlords and tenants of the Tao Teh Li,

Avenue Foch, French Concession, came to an agreement in settling the rent dispute when it was agreed to reduce the rent by \$5 per house per month.

7. The landlord of the Hung Meu Li, Boulevard de Montigny, reduced the rent of houses facing the street by 10% from March as a result of the agitation of the tenants.

8. About the beginning of April, tenants of 9 houses in the Sing Nyi Fang Alleyway, Rue Bourgeat were sued by the landlord for 3 months rent in arrears.

9. House Nos. 10, 12, 55 and 69 of the Hung Shou Faung, Mapai Road, were sealed up by Court order about the beginning of April owing to non-payment of rent. Rentals of Nos. 10 and 69 were subsequently paid and the seals removed.

10. At 10 a.m. April 20, representatives of the landlords (A.R. Burkhill & Sons, 2 Canton Road) of No. 420A Route Pere Robert, occupied by the Mei Lee Dry Cleaning & Dyeing Works instructed the inmates to vacate the premises in consequence of non-payment of rent. The inmates left the premises which were locked up by the landlords' representatives but at 7 p.m. that night the tenants returned and forced the lock and again took up residence. Up to date this case has not been settled.

*Whounan*

D. S. I.

*W.H.*  
Officer i/c Special Branch.

S.I., Special Branch xxxxx

April 25, 34.

Rent Reduction Movement - Cases where rent has been reduced as a result of agitation by tenants and payment withheld etc.

// and

D.S.I. Duncan

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7. The landlord of the Hung Meu Li, Boulevard de Montigny, reduced the rent of houses facing the street by 10% from March as a result of the agitation of the tenants.
8. About the beginning of April, tenants of 9 houses in the Sing Myi Fang Alleyway, Rue Bourgeat were sued by the landlord for 3 months rent in arrears.
9. House Nos.10, 12, 55 and 69 of the Hung Shou Faung, Napai Road, were sealed up by Court order about the beginning of April owing to non-payment of rent. Rentals of Nos.10 and 69 were subsequently paid and the seals removed.
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D. S. I.

Officer i/c Special Branch.

Misc. No. 67/36

SHANGHAI MUNICIPAL POLICE

S. I. REC.

West Hongkew Station, 3/6/36

REPORT

Date Feb. 17th, 1936

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Shields

Forwarded by J. J. Shields

Sir,

A joint meeting was held by the Committee of the Shanghai Citizen Federation and the members of the Hardoon Rent Reduction Society in the Chinese Chamber of Commerce Building between 2 p.m. and 3 p.m. 17-2-36. About 100 persons attended and Mr. Tsang Yi Zung (張一燭) presided.

It was decided that all the rents collected by Messrs. Hardoon should be reduced by 40%. Otherwise the same to be deposited in the Bank until a settlement was reached.

I am, Sir

Your obedient servant,

J. J. Shields

D.S.I.

D.D.O.'C' Div.

Officer i/c. Special Branch.

Misc. No. 67/36

File No. ....

SHANGHAI MUNICIPAL POLICE.

West Hongkew Station,

REPORT

Date Feb. 17th, 1936

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Shields Forwarded by *Shields*

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It was decided that all the rents collected by Messrs. Hardoon should be reduced by 40%. Otherwise the same to be deposited in the Bank until a settlement was reached.

I am, Sir

Your obedient servant,

*D.S.I.*  
D.S.I.

D.D.C.C. Div.

Officer i/c. Special Branch.

SHANGHAI MUNICIPAL POLICE.

File No. 1150. 65/36.

REPORT

S. I. C. S.  
West Honkewi 3/18/36  
Station,  
Date February 16, 1936.

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Shields Forwarded by M.M.C. O/c

Sir,

C.D.C. 221 reports that a meeting was held in the Chinese Chamber of Commerce building by the Shanghai Municipality Rent Reduction Movement Committee between 1 p.m. and 2.50 p.m. 16-2-36. About 30 persons attended and Mr. Zung Chu Foong presided.

The following resolutions were passed after a discussing:-

1. That a proposal be sent to the Executive Yuan, National Government, that the rent be reduced 40% and the tax should be collected from all the empty houses and the land value be re-estimated.

2. The Foo-tang Rent Reduction Society w.s in agreement with above.

3. That a list be made regarding the houses where the rent has already been reduced.

4. That a representative be sent to settle the Tuh An Lee Sub-Society's trouble.

I am, Sir,

Your obedient servant,

D.D.O. C Div.

D. S. I.

Officer i/c, Special Branch.

File No. Misc. 65/36.

SHANGHAI MUNICIPAL POLICE.

REPORT

West Hongkew Station,  
Date February 16, 1936.

Subject (in full) Rent Reduction Movement.

Made by D.S.I. Shields

Forwarded by *Appleton Mc*

Sir,

C.D.C. 221 reports that a meeting was held in the Chinese Chamber of Commerce Building by the Shanghai Municipality Rent Reduction Movement Committee between 1 p.m. and 2.50 p.m. 16-2-36. About 30 persons attended and Mr. Zung Chu Foong presided.

The following resolutions were passed after a discussing:-

1. That a proposal be sent to the Executive Yuan, National Government, that the rent be reduced 40% and the tax should be collected from all the empty houses and the land value be re-estimated.

2. The Footung Rent Reduction Society was in agreement with above.

3. That a list be made regarding the houses where the rent has already been reduced.

4. That a representative be sent to settle the Tuh An Lee Sub-Society's trouble.

I am, Sir.

Your obedient servant,

*D.S.I. Shields*

D.D.O. "C" Div.

D. S. I.

Officer i/c, Special Branch.

## SHANGHAI MUNICIPAL POLICE.

REGD. NO. 3482  
S. 2 36  
L. D.CRIME DIARY.

CRIME REGISTER No:— Misc. 14/ 36

Kashung Road Police Station.  
16/1/36

"C" Division.

Diary Number:—	Nature of Offence:—
Time at which investigation begun and concluded each day	Places visited in course of investigation each day

## RECORD OF INVESTIGATION.

Activities in the Settlement of the Rent ReductionFederation of all tenants in Shanghai

At 2.5 p.m. on the 16/1/36 Wong Ching An (翁鳴安) shroff and Ts Tsang Ming (朱昌明) watchman, both employed by the Shanghai Lane Investment Co. 100 Jenkee Road brought to this station one named Zung S Kwang (宋日光) 32, Canton, M/canvasser residing No101 Bau Tung Road, Chapei and employed by the Rent Redunction Federation of all Tenants in Shanghai. Head Office, 181 Ying Ka Jau Road, off North Szechmen Road, Chapei.

Zung S Kwang had been observed at about 2 p.m. 16/1/36 in the Zung Woo Faung off Wuchow Road by the shroff and watchman, going from door to door in the alleyway and asking tenants if they wished to become members of the Federation.

A number of the tenants were seen to pay money to Zung S Kwang after they had filled a form in (specimen attached).

Questioned at the station Zung S Kwang stated he was one of a number employed by the Federation.

Should the tenant wish to become a member and filled a form in the customary fee paid was \$1.00 However, should the tenant not wish to co-operate nothing further was done and the canvasser left. No coercion or intimidation was used to induce the tenants

*D.P.S. MacKay**Note 17/1/36  
MacKay*

## SHANGHAI MUNICIPAL POLICE.

CRIME DIARY.

CRIME REGISTER No:—

..... Division.  
 ..... Police Station.  
 ..... 19

Diary Number:—

Nature of Offence:—

Time at which investigation begun and concluded each day		Places visited in course of investigation each day	

## RECORD OF INVESTIGATION.

to join the federation.

It was learned from the Shanghai Lane Investment Co. that a letter had been despatched to the Commissioner of Police on the 14th inst. regarding the activities of this particular federation. A member of Police Headquarters had the matter in hand.

D.P.S.180 McKey, and S/I Peu Li Pih attached to Special Branch attended this Station and were apprised of what had transpired. They, together with the undersigned escorted Zung S Kwang to the head office with the assistance of North Szechuan Road Station of P.S.B.

Zung S Kwang was identified as a canvasser of the afore mentioned federation. He is paid a wage of \$6.00 or \$7.00 per month. The federation has been in operation some four months and has the following branches in the Settlement.

126 Teh Sing Li, Boone Road.

48 Tong Tsing Li, East Broadway.

46 Kung Yih Li, Yochow Road.

40 Doong Zing Li, Wuchow Road.

3 Tsing Zung Li, Yalu Road.

A member of the standing committee of the federation, Kau Pah Yuen (高伯雲) stated that since the inauguration the federation had succeeded in rents being reduced from 7 to 8 per cent at the following places:-

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:—

..... Division.  
..... Police Station.  
..... 19

Diary Number:—	Nature of Offence:—
Time at which investigation began and concluded each day	Places visited in course of investigation each day

### RECORD OF INVESTIGATION.

Zang Kong Ka, Y'pgo Road.

Yuen-fong Li, East Broadway.

Wei Shing Li, Pingliang Road.

Dah Tuh Li, North Szechuen Road.

A visit was paid to Nos. 4 and 12, Lane 230 Wuchow Road by D.P.S.MacKay, D/I Pau Li Pih and the undersigned

The tenants when questioned stated they had freely paid \$1.00 each to the federation in the hope that rents would be reduced as the canvasser told them that was what the federation was striving for.

Nothing of a criminal nature being proved against Zung S Kwang in his method of canvassing for members for the federation and the fact that two of the members visited by Police stated they paid of their own free will in the hope of reduced rents; he was released at 6 p.m.

*[Signature]*  
Sen. Det. 1/c.  
D.D.O. "C" Div.

*[Signature]*  
D. S. 329.

(Copy for Special Branch)

*B*

S.B. Registry  
File D.3482.

C O P Y

THE SHANGHAI LAND INVESTIMENT CO., LTD.

100 Jinkee Road,

Shanghai, 14th Jan., 1936.

Commissioner of Police,  
Shanghai Municipal Council,  
Shanghai

Dear Sir,

Rent Agitation

We are experiencing considerable trouble from rent agitation societies on our Boone Road property and our Wuchow Road property. Hand bills calling on our tenants to refuse to pay rent have been distributed and fees are being collected by these societies from the tenants.

We shall be greatly obliged if the police at Kashing Road Police Station and at the Hongkew Station may be warned, as it is possible we may have to get some of the agitators taken to the charge rooms at these two stations.

We are, Dear Sir,

Yours faithfully,

THE SHANGHAI LAND INVESTIMENT CO., Ltd.

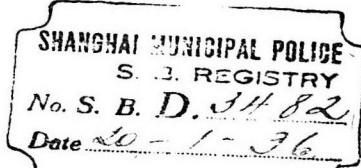
N.L. Sparke

Manager

Remarks by A/C.P.

Care to be taken that an offence has actually been committed before Police step in.

D. P. MacKay  
A.C.P.  
6/1/36.



D.O. "C" Office,

January 17, 1936.

Deputy Commissioner (Divisions),

As will be seen from the attached misc. report, there is no call for Police action in the actions of the canvassers for the Rent Reduction Federation. These canvassers are employing no force or threats and tenants are voluntarily contributing towards the Association.

R. Pearce  
Divisional Officer,

"C" Division.

C. I agree with the above  
so instructed D.O.C. The  
actions of these people will  
be watched & assistance rendered  
if necessary.

18/1

E. C. Davis  
D.O. (Divisions)

seen

W.S.

10/1

Z.H.

ap  
R. Pearce  
File in Dept.  
20/1 JCA  
See notice  
about rent

Extra copy for Officer i/c Special Branch.

F. 22 F  
G. S.O.M.-B-35

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No.:-- Misc. 41/36.

"C" Division.  
Hongkew Police Station.  
18th. Jan. 36.

19

Diary Number:— 1

Nature of Offence:—

Time at which investigation begun and concluded each day	9 a.m. - 10 a.m. . - 18/1/36.	Places visited in course of investigation each day	General enquiries.
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### RECORD OF INVESTIGATION.

#### Distribution of pamphlets by Rent Reduction.

#### Federation.

At 10.20 a.m. 18/1/36, Tsai Ah Tsung (蔡夏珍) and Tsung Kung Sung (陳根生), employees of the Shanghai Land Investment Co., No.100 Jinkee Rd, brought to the station :-

Tan Chi Wei (譚吉偉) of No.43, Hong Hsing Li, off Purdon Road.

whom they had found but a short time before in the Teh Hsing Li, off Boone Road, distributing pamphlets issued by the Rent Reduction Federation. These pamphlets called for a meeting of all house tenants on the 19/1/36, at No.151, Chung Ka Chah Rd, Chapei, to discuss rent reduction.

*(Handwritten note)*  
On report by  
B.P. Mackay  
dated 20/1/36  
(attached) 20/1/36

Copy of pamphlet attached.

Arrested person subsequently released, no offence committed.

*AB*  
Sen. Det. I/c.

*AS*  
D.S.

D.D.O. "C"

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

D. L. 3482  
21/1/36

CRIME REGISTER No:— Misc. 14/ 36

"C" Division.  
Kashung Road Police Station.  
16/1/36 19

Diary Number:—	Nature of Offence:—
Time at which investigation begun and concluded each day	Places visited in course of investigation each day

### RECORD OF INVESTIGATION.

#### Activities in the Settlement of the Rent Reduction

##### Federation of all tenants in Shanghai

At 2.5 p.m. on the 16/1/36 Wong Ching An (翁吟廣) shroff and Ts Tsang Ming (朱昌明) watchman, both employed by the Shanghai Lane Investment Co. 100 Jenkee Road brought to this station one named Zung S Kwang (陳日光) 32, Canton, E./canvasser residing No.101 Bau Tung Road, Chapei and employed by the Rent Reduction Federation of all Tenants in Shanghai. Head Office, 151 Ying Ka Jau Road, off North Szechuen Road, Chapei.

Zung S Kwang had been observed at about 2 p.m. 16/1/36 in the Zung Woo Faung off Wuchow Road by the shroff and watchman, going from door to door in the alleyway and asking tenants if they wished to become members of the Federation.

A number of the tenants were seen to pay money to Zung S Kwang after they had filled a form in (specimen attached).

Questioned at the station Zung S Kwang stated he was one of a number employed by the Federation.

Should the tenant wish to become a member and filled a form in the customary fee paid was \$1.00 However, should the tenant not wish to co-operate nothing further was done and the canvasser left. No coercion or intimidation was used to induce the tenants

## SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:—

.....Division.  
.....Police Station.  
.....19

Diary Number:—	Nature of Offence:—
Time at which investigation begun and concluded each day	Places visited in course of investigation each day

## RECORD OF INVESTIGATION.

to join the federation.

It was learned from the Shanghai Lane Investment Co. that a letter had been despatched to the Commissioner of Police on the 14th inst. regarding the activities of this particular federation. A member of Police Headquarters had the matter in hand.

D.P.S.180 McKay, and S/I Pau Li Pih attached to Special Branch attended this Station and were apprised of what had transpired. They, together with the undersigned escorted Zung S Kwang to the head office with the assistance of North Szechuen Road Station of P.S.B.

Zung S Kwang was identified as a canvasser of the afore mentioned federation. He is paid a wage of \$6.00 or \$7.00 per month. The federation has been in operation some four months and has the following branches in the Settlement.

126 Teh Sing Li, Boone Road.

48 Tong Tsing Li, East Broadway.

46 Kung Yih Li, Yochow Road.

40 Doong Zing Li, Wuchow Road.

3 Tsing Zung Li, Yalu Road.

A member of the standing committee of the federation, Kau Pah Yuen (高伯元) stated that since the inauguration the federation had succeeded in rents being reduced from 7 to 8 per cent at the following places:-

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:—

..... Division.  
..... Police Station.  
..... 19

Diary Number:—	Nature of Offence:—
Time at which investigation begun and concluded each day	Places visited in course of investigation each day
<b>RECORD OF INVESTIGATION.</b>	
Zang Kong Ka, Yipoo Road.	
Yuen-fong Li, East Broadway.	
Wei Shing Li, Pingliang Road.	
Dah Tuh Li, North Szechuen Road.	
A visit was paid to Nos. 4 and 12, Lane 230 Wuchow Road by D.P.S.MacKay, D/I Pau Li Piñ and the undersigned	
The tenants when questioned stated they had freely paid \$1.00 each to the federation in the hope that rents would be reduced as the canvasser told them that was what the federation was striving for.	
Nothing of a criminal nature being proved against Zung S Kwang in his method of canvassing for members for the federation and the fact that two of the members visited by Police stated they paid of their own free will in the hope of reduced rents; he was released at 6 p.m.	

J. McPhee  
Sen. Det. i/c.  
D.D.O. "C" Div.

G. H. G. H. G.  
D. S. 329.

(Copy for Special Branch)

H. C.

SHANGHAI MUNICIPAL POLICE.

REPORT

West Hongkew Station, 3482  
Date 8th January 1936.

Subject Meeting held in the Chinese Chamber of Commerce Building.

Made by D.S.I. Shields.

Forwarded by

Sir,

Between 3.30 p.m. and 4.15 p.m. 8/1/36 some 25 members of the First Special District Rent Reduction Movement held the 2nd Standing Committee Meeting in the Chinese Chamber of Commerce Building, North Szechow Road and discussed a letter to be sent to S.M.C. requesting the collection of the Municipal Tax in respect of empty houses.

Mr. Li Ngau Kwei (黎鶴全) acted as chairman of the meeting.  
No untoward incident occurred.

I am, Sir,

Your obedient servant,

J. J. Shields,  
D. S. I.

D.D.O. "C" DIV.

Officer i/c,

Special Branch.

W.H.S.

Misc. File No. 3/36,  
SHANGHAI MUNICIPAL POLICE.

L.D. 3482  
Yulin Road S. Station, 36  
Date January 7th 1936

REPORT

Subject..... 4th Branch Rent Reduction Association, 131 Ford Lane.

Made by D. S. I. Lee Yee Tong. Forwarded by

Inspt. Chellappa

Sir,

Anualation only  
attached ex

Re the attached letter enquiries were made by the undersigned at the office of the 4th Branch Rent Reduction Association 131 Ford Lane and the following has been ascertained.

The Association was organised by over 200 residents of the Vai San Li, Vei Sin Li and old Vei Sin Li in Thoborn and Pingliang Roads and Ford Lane about 2 months ago with the sole object of negotiating with house owners to reduce the present house rent by 10% of shops and 20% of houses in alleyways but the house owners only grant a reduction of 10% with the former and 12.5% with the latter.

The chairman of the Association is Fan Vei Tuh (范維德) who is the proprietor of the Sui Chong Sing (瑞昌興) candle and money exchange shop, 175/7 Thoborn Road and he was elected by the standing committee of 17 members, besides there is a secretary named Tao Tsang Wu (陶常午). The members on the standing committee were elected by the residents meeting and they themselves are all vitally concerned in the present rent reduction.

Every resident is required to pay a sum of \$1.00 to the Association for initiation fees only.

I am, Sir.

Yours obediently,

Chellappa

Lee Yee Tong

D. S. I.

Sent Date 1/6.

D. C. Special Branch

B. D. O. - D. -

January 3, 1936.

Yulin Road Police Station.

Sir,

We beg to inform you that the 4th Branch Office of the Rent Reduction Movement Association has been organized at the request of the residents in an upstairs room, No. 131 Ford Lane and this is also permitted by the Head Office of the Rent Reduction Movement Association, Shanghai.

(Chopped) 4th Branch Office.  
of the Rent Redection  
Movement Association, S'hai

SHANGHAI MUNICIPAL POLICE.

File No.  
S. S. D. 3482

Louze 12 - Station, 35

REPORT

Date 12 - 9 - 19 35.

Subject

Re Rent Reduction Dispute.

(Entry in Occurrence Book 5.05 p.m. 11-9-35).

Made by Insp'r. Mac Farlane

Forwarded by

R. Hellewell G.I.C

Sir,

With reference to the above, I beg to report that at 5.05 p.m. 11-9-35, a male Chinese named Sung Yung Yee, representative of the Sai Yih Silk Co., 463 Nanking Road, came to the station and reported that representatives of the Hardeon Rent Office were at their shop and were preventing customers from entering to make purchases. Police were sent to the scene and the representatives of the Hardeon Rent Co. denied interfering with either customers or shop assistants. They stated that they had been sent there to collect the rent due and to stay on the premises until it was paid. Both parties were cautioned re creating a breach of the peace and were referred to the S.S.D. Court.

From enquiries made, it was ascertained that the Silk Co. had entered the premises on 1/4/35. The rental of the shop being \$750.00 per month, payable in advance. The rent was paid up until 1st July and then the Hardeon Agent tried to collect the rent for July, he was told that they were short of money and would pay in a few days time. After the third visit the manager of the Silk Company, was now a member of the Rent Reduction Association and that he had been instructed not to pay any rent until all rents in Shanghai had been reduced by 40%. According to Mr. Vih Fah Kuang, Lawyer, representing the Hardeon Rent Office, numerous visits were made in July, August and September to get the Silk Company to pay the rent. Mr. Vih was asked why they did not take the case to Court and he stated that should they take the matter before the S.S.D. Court, the defendants be certain to appeal and whilst the affair was sub-judice, no rent would be paid and when there was

D.H. 13/9/35  
K.L.

F.I.C.  
J.H.

File No. ....

## SHANGHAI MUNICIPAL POLICE.

## REPORT

Station,

Date. .... 19

Subject.....

Cont. ....

Made by.....

Forwarded by.....

any likelihood of a settlement, those responsible would abscond.

Mr. Yih was then informed that their action in the matter caused crowds to collect in front of the shop and as Hanking Road was an extremely busy thoroughfare, this caused a great deal of extra work for the Police in keeping pedestrians on the move. He replied that the Harcourt Co. did not wish to take action at Court for the reasons already stated and that they were compelled to recourse to such action. He further asked that in order to show that they were doing nothing unlawful, would the police supply two C.P.C.s. on payment to go with the rent collectors. He was informed that the whole affair would be reported upon and that a reply would be given later.

I am, Sir,

Your obedient servant,

J. McFarlane  
Inspector.

R. C. "A" Division.

N.C. (Special Branch).

For Report & letter forward to  
S. O. "A".

R. H. Ellingsen  
D/C  
13  
19

Rough Translation of letter addressed to  
Louza Station from Shanghai Special Area  
Street Union No. 1 Branch Office situated  
at 602 Nanking Road on 3rd floor of  
Tai-Kong Building. (Telephone No. 92051).

\*\*\*\*\*  
Reporting illegal exercise done by the Hardoon  
Rent Office Staff when demanding the payment  
of rent from the various shops who are the tenants  
of the above-mentioned office, & requesting for Police  
protection in case of the same being taken place.  
\*\*\*\*\*

11-9-35.

Officer i/c Louza Station,  
Ningpo Road.

Sir,

We beg to forward the following reports made by our members,  
Doong Foh Silk Bureau et al requesting for the Police protection :.  
to

"Owing the speed depression of business, we can hardly  
carry on our business also due to the fact that the  
rent has grown to the maximum especially on Nanking Road.  
Some of the landlords knew our difficulties and gave  
their tenants a reduction on the rent but Hardoon Rent  
Office insisted on his own way. Besides, Hardoon Rent  
Office adopted an illegal system of collecting the rent,  
which is really offensive. When collecting the rent,  
the Office usually sent a party of about 8 or 10 men  
to this tenant's shop where they freely caused disturbance  
and hindered our business. If the tenants failed to pay  
the rent on behalf of the non-business, the said Office  
should take legal procedure by means of taking civil  
action at court. It is not fair to demand the payment  
of the rent by force (as above mentioned). As we have  
paid the tax to the S.M.C., of course we are entitled to  
receive certain privilege of protection. It is expected  
that the above case will be reported to the Police.  
In case, the similar disturbance committed by the  
said Office, took place, we have to ask Patrol men to  
bring them to the Police Station."

Hoping you will kindly consider this matter,

We are, Sir,

Translated by Clerk Shao Chen Pao.

Yours faithfully,

(Chopped).

The following is a rough translation of a letter  
received at the Station at 5.05 p.m. on  
the 11-9-35.

First Branch Office of the  
Shanghai 1st. Spl. District Citizens'  
Union Federation, No. 206 Nanking Rd.  
September 11th, 1935.

Louza Police Station,

S. M. C.

Sirs,

Further to the letter addressed to you regarding Police assistance to stop the illegal practice of rent-collecting at the San Yih Silk Store by a party of men from the Haroon Rent Office whilst the latter demanding the payment of rent by means of violence which greatly impeded the former in doing their business. We are now sending our representatives to your station in respect of the above matter.

Your faithfully,

(Chopped) First Branch Office of the  
Shanghai 1st. Special District  
Citizens' Union Federation.

Translated by Interpreter Fao Tien-I

Translation of a letter received from the Citizens' Federation,  
First Branch Office, of the Shanghai First District Area, 3rd.  
Floor of the Taa Kong Building, 602 Nanking Road, dated 12-9-35.

Sir,

We beg to inform you that many reports have been received during the past two days from our members, "San Yih Silk Store, Kwun Shing Co., Tah Lai Hosiery Store, Tong Foh Silk Store and others, at this federation that the Hardoon Rent Office had collected the house rents from them not in accordance with proper procedure and had sent a number of men to their stores <sup>and</sup> creating a disturbance, obstructing their business. They requested us to send you a letter asking you to protect them immediately.

We have already sent our representatives and a letter in accordance with the above facts ~~presenting~~ to you yesterday and we are now sending you a photograph which was taken by the San Yih Silk Sotre when the trouble occurred.

Under such circumstances, we sincerely request you to detail some of your Police Officers to patrol especially in the vicinity of the above mentioned shops in order to prevent further trouble which has already occurred.

(Chopped) The Citizens' Federation,  
First Branch Office of  
the Shanghai Spl. Dist. Area.

SHANGHAI MUNICIPAL POLICE. SHANGHAI

REPORT

S. I. REC'D.  
West Honkow Station, 2

V. S. B. D.

Date 8th September 1935.

Subject (in full). Rent Reduction Movement.

Made by D. S. I. Shields.

Forwarded by M. J. Morris

Sir,

Between 3.00 p.m. and 4.10 p.m. 3/9/35, nine members of the First Special District Rent Reduction Movement Committee held a meeting in its office in the Chinese Chamber of Commerce building, North Soochow road, where the subject of rent reduction was discussed.

屋金  
Li Ngan Kwei (李俄奎) acted as chairman of the meeting.

No untoward incident occurred.

I am, Sir,

Your obedient servant,

J. F. Shields

D. S. I.

9/9/35  
D. D. O. "C" Division.

Officer i/c, Special Branch.

9/10/35  
D. D. O. "C" Division.

SHANGHAI MUNICIPAL POLICE.

Misc. FG. N/REGIST.

26/7/35.

REPORT

Yuliya D. 3482  
Station, Date 26/7/35.  
Date 26/7/35.

Subject Further to Miscellaneous Report No. 283/35 forwarded on 23-7-35  
Re Rent Reduction Movement.

Made by C.D.I. Knight. Forwarded by

Sir,

At 9 a.m. 26-7-35, Mr. W. Goulburn representative of Marcel Darge, Property and Estate Agents, No. 1 The Bund, came to station and requested assistance to remove posters and banners advocating a reduction of rent, which were exhibited in Lane 991 Ward Road which property belongs to above mentioned Firm.

S.I. Myrescough and C.D.S.II accompanied Mr. Goulburn for the purpose of preventing a breach of the peace.

Inquiries in the vicinity ascertained that the posters were exhibited by an association formed by the tenants of the houses in the same alleyway who are agitating for a reduction of rent.

Mr. Goulburn removed two of the banners but a crowd formed and objected to the removal and demanded the return of same.

At this juncture S.I. Myrescough intervened as certain members of the crowd were inclined to become boisterous. It was then decided that both parties adjourn to House No. 156 of same alleyway to continue the discussion, however no progress was made regarding the reduction of rent but it was agreed that the posters were to remain until the landlords <sup>Myrescough</sup> representatives of the disgruntled tenants to a meeting to discuss this matter.

Hereunder is a translation of the banners etc. exhibited:-

- (1) All in one heart.
- (2) Uphold the General Rent Reduction Meeting.
- (3) Strict movement for rent reduction.
- (4) The minimum demand is for 20% reduction of rent.

SHANGHAI MUNICIPAL POLICE.

File No. ....

REPORT

..... Station,  
Date ..... 19

Subject.....

Made by.....

Forwarded by.....

- (5) Rent reduction aids business.
- (6) Re-arrangement of steps to proceed with the movement.
- (7) The stronger the opposition, the greater the resistance.
- (8) Strict obedience of orders and peace.
- (9) Offenders will not escape from punishment as long as truth exists.

I am, Sir,

Yours obediently,

J. Knight  
G.D. 40

D.C.O.-D.

D.C. Special Branch.

Y.R. 26.7.35

JK

File

Off

1935

SHANGHAI MUNICIPAL POLICE  
Misc. File No. 283/35

SHANGHAI MUNICIPAL POLICE.

REPORT

D 3482  
Yulin Road Station  
Date 24/7/35  
Date July 24, 1935

Subject Rent Reduction Movement.

Made by D.S. Moore.

Forwarded by J. H. Leevee O'Kee

Sir,

At 10 a.m. 23-7-35, one Tsan Su Dih (潘素迪) rent collector, reported at this station that certain cloth banners were hung in the Hong Foh Li (洪福里) (Lane 991) Ward Road bearing inscriptions advocating rent reduction and purporting to have been issued by the Shanghai Rent Reduction Committee, Hong Foh Li, Ward Road Branch.

A translation of the four cloth banners is appended herewith:-

- (1) Pay rent which has been reduced by 30%. If this is refused deposit same in the bank.
- (2) All tenants should act in unison and uphold the decisions of the General Rent Reduction Meeting.
- (3) Keep on to the end until our goal is achieved.
- (4) Rent reduction aids business and helps during the present economic depression.

A translation of the tin plate removed from outside No. 152, is as follows:-

"Hong Foh Li, Ward Road Branch, Shanghai Rent Reduction Committee."

The said cloth banners and tin plate were removed by Team Su Dih and other representatives of the Landlord.

The Officer i/c Yulin Road Station, S.I. Biggs and C.D.S. 105 were in the vicinity at the time these banners etc. were removed in order to prevent a breach of the peace. Nothing untoward occurred.

J. H. Leevee O'Kee  
S.D.O. & D.C. Special Branch.

I am, Sir,

Yours obediently,

D.S. Moore

West Hongkew Division 3082

Date July 10, 1935 / 1935

Subject (in full). meeting in the Chinese Chamber of Commerce.

Made by S. I. Shields.

Forwarded by Asst. Secy.

sir,

between 3 p.m. and 4 p.m. 10-7-35 some 20 members of the Rent Reduction Committee of the 1st Special District Citizens' Federation held a meeting in the Chinese Chamber of Commerce,

North Soochow Road and they discussed the matter of the offices used by the Rent reduction committee, tenanted by the tenants of the Paoshing Li, Paoshing Rd., Ch. Soo.

Zung Chu Fong (張九芳) was elected chairman of the meeting and gave a speech relating to the above facts. He decided that he will go to the Municipal Safety Bureau, Headquarters and take the matter up there.

Woo Ju Pah (胡記伯) represented the tenants of the Paoshing Li, Paoshing Rd., Ch. Soo.

No untoward incident occurred.

I.C., S.B.

Yours obediently,

*J. I. Shields*

D.D.O. "C" Div.

JL. 11-735

File J.G.  
*J.W.*

Officer I/c Special Branch.

HOON HUANG MUNICIPAL DISTRICT

S. E. RICHTER

No. D 3482

Date 31/5/35

"B"

Peotoo Road

May 31. 35.

Mis. 59/35

4.

Rent Reduction Movement of Tenants of Yue Ching Li Alleyway, Robinson Road.

C.D.C. 145 reports that between 9 p.m. and 10 p.m. 30/5/35 more than 50 tenants of the above alleyway held a meeting at the Ming Jen Primary School, 4440 Yue Ching Li, Robinson Road, presided by one Wong Yea Koh ( ).

The following resolutions were passed:-

(1) That when the rent collector calls to-morrow, May 31, all tenants should refuse to pay the rents, but should each deposit in the bank 90% of the rent demanded by the landlord.

(2) That as an counter-act against the civil action taken in the court by Meeng Nyih Co., the landlord, against the tenants, the latter should also prosecute the landlord for a criminal offence, viz., illegally collecting two months' extra rent from tenants occupying dwelling house and three months' extra rent from tenants occupying shop premises when they first moved in. In connection with this Wong Yea Koh is appointed to take charge of the proceedings.

(3) That in case the landlord take out a civil action against any single tenant, all the other tenants should render him assistance and the fees incurred should be born by the Rent Reduction Committee.

AC(Special  
Branch)

Regd. No. 1/6.

31/5

File  
9M  
31 MAY 1935

Choo Sing Kuan  
D.S.I.

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY

No. D 3482  
Date 6/5/35

"B"

Misc. 59/35.

Footoo Road  
May 6,

35.

3

Rent Reduction Meeting held by Tenants of Yue Ching Li Alleyway, Robison Road - Further Report.

C.D.C. 145 reported that between 9 a.m. and 10 a.m. 5/5/35 more than 20 tenants of the Yue Ching Li Alleyway, Robison Road, held a meeting at the Ming Zen Primary School, 4440 Yue Ching Li, Robison Road, presided <sup>overly</sup> by the chairman Wong Yea Koh.

The following resolutions were passed:-

(1) That a membership fee of \$1.00 per house will be collected.

(2) That anyone found to have paid the rent secretly shall not be entitled to the benefit of the reduced rent ~~when this is effected.~~

The attendance  
conducted  
cheatless in  
a discreet  
manner.

6/5

Sen. Det. 1/c.

Lhaotigkun  
D.S.I.

J.R. 6. 5. 35

MG.

D.D.O. "B"

File  
W.H.  
D.C. (Special Branch)

8 MAY 1935

S. B. RECEIVED

M. D. 3482

1/5/35

"B"

Misc. 59/35.

Pootee Road

May 1,

35c

2 (page 1)

Further Report re Rent Redustion Meeting held by  
Tenants of Yue Ching Lee Alleyway, Robison Rd.

At 6.45 p.m. on the 1/5/35 C.D.C. 145 reported that between 8 p.m. and 10 p.m. on 30/4/35 a meeting was held at the Ming Sen School, 4440 Yue Ching Lee, off Robison Road. Fifty-nine persons were present with Wong Yea Koh presiding, and the following resolutions were passed:-

(1) That Zung Siang Tsong, Mau Ming Lee, Lee Yeu Fah, Zau Pau Nyung, Zung Yah S, Sung Kyung Dong, Zung Tsung Ling, Tseu Pah Lien, Zia Yoong Kwei, Wong Sung, Wong Ts Liang, Tong Dah Sung, Foo Kam Zang, Zung Fah Ts, Zung Tsuong Shi, Wong Yea Koh, Wong Hung and Wong Zee Ling be appointed members of the executive committee.

(2) That the executive committee be given the highest power in dealing with matters concerned with the movement.

(3) That efforts be continued until our object is attained.

The attached notice was distributed to tenants urging them to attend the above mentioned meeting.  
(attached to D.C. (Special Branch) copy)

Chao S. I. C.  
D.S.I.

See. Act. 16.

D.D.O. "B"

Copy sent to D.C. (Special Branch)

(Special  
Branch)

File  
MAY 1935

S. B. P. C. I.

No. D 3482

Date 30/4/35

\*B\*

Misc. 59/35.

Pootee Rd.

April 30,

35;

1 (page 1)

Rent Reduction Meeting held by Tenants of  
Yue Ching Lee Alleyway, Robison Rd.

The following tenants of Yue Ching Lee Alleyway, Robison Road, convened a meeting between 8.30 p.m. and 9.30 p.m. 29/4/35 at the house of Wong Yea Koh at 4413 Yue Ching Lee, Robison Road, to discuss means and ways for demanding a reduction of rent of the said alleyway:-

- |                     |                              |
|---------------------|------------------------------|
| (1) Wong Yea Koh    | of House No. 4413,           |
| (2) Tsang Hung      | " " " 4423,                  |
| (3) Fook Hoi Shee   | " " " 4402,                  |
| (4) Zung Fah Tse    | " " " 4410,                  |
| (5) Zung Tsoeng Sai | " House opposite No. 4410, & |
| (6) Wong Ts Ling    | " " No. 4451.                |

More than 20 persons were present, with Wong Yea Koh presiding. After the object of the meeting was made known by the chairman, the following resolutions were passed:-

- (1) That notification be sent to every house belonging to the alleyway after the meeting, requesting all the tenants to stop the payment of rents from 30/4/35, pending a settlement.
- (2) That a letter be sent to the land owners in the name of the Preparatory Committee demanding a reduction of 25% in the rents.
- (3) That the paying of rent secretly be objected to.

Misc. 59/35.

\*B\*  
Postee Rd.

April 30, 35.

1 (page 2)

(4) That the house of Wong Yea Koh be used as the temporary office of the Committee.

The alleyway in question is owned by the Heong Yih Co. and consists of 12 shop premises with rent at \$26.00 per mensem and 50 residential house at \$25.00 per mensem.

The two attached handbills were distributed to the tenants of the alleyway.

Chaoing Kuan.  
D.S.I.

See Note 1/e.  
30/4

D.D.O. \*B\*

J.W.  
30 APR. 1935

D.C. (Special Branch)

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY.

No. D 3482

Date Oct 12 1934

1934

Misc. 106/34.

Pootees Road  
October 12th,

34.

1 (sheet 1)

Representatives of the Rent Reduction Committee.

No.3 Yeong Ching Li, Nankoo Road, Nantao (長風路永慶里),

Collecting Subscriptions in the Settlement.

At 11 a.m. on the 12th October, 1934, one Yang Yoong Kwei (楊國輝), Proprietor of Yu Shing Cheng (裕興昌) Clothier Shop, 1202 Gordon Road, and one Chang Tuh Shing (張德興), Assistant in the employ of the Yee Shing Cheng (儀興昌) Clothier Shop at 1186 Gordon Road, brought to the Pootees Road Station two Chinese named Sung Yeh Ling (孫亦齡), age 19, native of Shanghai, and one Wong Yung Hui (王永輝), age 29, native of Shanghai, and complained that the latter two persons had called at their respective shops for the purpose of canvassing subscribers for a paper entitled "Special Publication for Rent Reduction Movement in Shanghai" and of collecting a subscription of ten cents to cover four issues of the publication, claiming at the same time that they were representatives of the "Rent Reduction Committee", which has a branch office at No.3 Yeong Ching Li, Nankoo Road, Nantao.

In the case of the first complainant, it appears that on calling at his shop they handed him a receipt for ten cents in the name of the "Rent Reduction Committee" and asked him to pay the subscription. This complainant saw by the receipt that the Committee had its

"B"

Misc. 106/34.

Pooteo Road  
October 12th,

34.

1 (sheet 2)

offices in Dantae and he told the representatives that as a resident of the Settlement he could derive no benefit by subscribing and that in his opinion they had no right to collect subscriptions in the Settlement. They argued with him and said that a man of his common-sense, which was far above that of the ignorant rickshaw coolie, should not refuse to pay the subscription and that he had only to read the newspapers to be assured that the Committee had been established for the public weal. This complainant, however, insisted that he had no desire to pay the subscription and the two men then left the shop. He watched them to see where they were going next and he saw them enter the shop in which the second complainant is employed as an assistant, so he decided to go in after them and dissuade the employees there from paying the subscription. Meanwhile they approached the second complainant and upon their request, in the absence of the proprietor, he paid the subscription of ten cents and they gave a receipt. At this moment the 1st complainant came into the shop and drew the 2nd complainant's attention to the fact that the Committee was a Dantae organization, as shown by the address on the receipt, and advised him to take back his subscription as its representatives had no right to collect subscriptions in the Settlement. The 2nd complainant agreed with this view and asked the representatives to return his subscription but they

Misc. 106/34.

"B"

Poolee Road  
October 12th,

34.

1 (sheet 3)

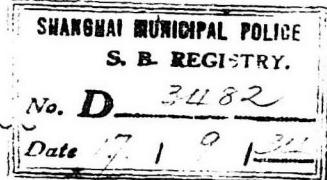
refused. A dispute then arose and the parties concerned came to the Station.

Both complainant on being further questioned, were emphatic that no threats or pressure were employed by the two representatives and explained that they based their complaint only on the ground that these persons had no right to solicit subscriptions in the Settlement on behalf of an organisation in Nantao. Under the circumstances the two men were allowed to go after detectives had verified that they were bonafide representatives of the "Rent Reduction Committee" by a visit to its offices at No. 3 Yeung Ching Li, Minkuo Road, Nantao. In their possession, however, were receipt books, identification certificates, and a quantity of the first edition of the "Special Publications for Rent Reduction Movement in Shanghai", which were taken from them and will be forwarded to the Special Branch together with a copy of this report. In exchange they were given a receipt and told to take it in due course to the Officer i/c Special Branch at whose discretion the matter seized may be returned to them.

Seizure handed to  
Sung Nai (孙乃), Secy.,  
Rent Reduction Committee,  
Nantao, with D.B.O."B" Division.  
warning that future instances  
of this nature will be dealt  
with by confiscation & destruction  
of paraphernalia of

15/10/34 J.B.

*Adhards*  
*D.B.O.*



Shanghai Water Works Co.

September 15, 1934.

The Commissioner of Police,  
Shanghai Municipal Council.

Dear Sir,

For your information I attach a report of an assault on one of the Company's employees when shutting off water.

In view of this I think you will agree that it will be necessary to resume the practice which was adopted by you when we experienced similar trouble in 1932. At that time it was agreed that local police stations should be notified and that Police should be at hand when our employees were shutting off. I should be glad if you would make the necessary arrangements.

Yours faithfully,

H. Stranger

for Engineer-in-Chief & Manager.

Notes

HR  
PA 17/1/34

Shanghai Water Works Company.

14th September 1934.

Chief Inspector's Report of an Assault on one of  
Company's Employees.

Lane 2181, L-5/137 Yangtszepoo Road.

A request having been received from the Revenue Department to shut off water at the above for unpaid accounts, Inspector Broadley was instructed to carry out the work.

He shut the property off at 9.15 a.m. this morning and in accordance with instructions proceeded to the nearest street hydrant No. 2118, in order to give the tenants an alternative supply.

The hydrant was turned on but before he could get away the Company's van was surrounded by the tenants of the block and both he and his Chinese assistant were stoned and also made the target for discharge of the contents of night soil buckets.

The tenants had also stolen the Company's stopcock, valve and hydrant keys from the van and the attitude of the tenants was such that Broadley was compelled to turn on the water to the block. To do this the tenants returned the stopcock key only.

By this time a Police Van had arrived from the Glen Road Police Station and the necessary keys were recovered by the Police and returned to the Company's Inspector who proceeded to the Police Station and made his report.

The Police informed Broadley that this is a dispute between the landlord and his tenants and it is evident that the landlord has refused to pay his water charges so as to use this Company to bring his tenants to book.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
File No. \_\_\_\_\_  
S. B. REGISTRED.

Yangtze-pod Station, 34482

Date September 14, 1934

Subject (in full) Re attached.

Made ~~xx~~ and

Forwarded by D.S.I. Shields.

*X Nothing  
attached.  
D.S.I.*

Sir,

Re remarks by D.O. "D" enquiries were made by the undersigned and D.S.I. Liu Wen Chao at the offices of the landlord Lane No. 420 House No. 5 Canton Road.

The following facts were ascertained.

The landlord previously paid the water rates but they did not request the S.W. Works to turn off the water, on 13/9/34 the collector from the S.W. Works Company called at the above office and requested payment for June, July and August's rates, the landlord informed them that the rents for these months had not been collected and that they had no money to pay the rates as they depended on the rents to pay such accounts.

The collector then left and on him reporting to his company they themselves must have issued the order to cut off supplies.

No further news has been received from the S.S.D. Court re the sealing of the premises.

The landlord petitioned the S.S.D. Court to transfer the case to the Criminal Court on the grounds that the tenants obstructed the executing of the Court Orders to seal the houses, they have also instituted P.C.P. against the tenants collectively for assaulting one of their coolies (no report was made at this re the assault) also for forcibly taking him in their motor truck to the Chambers of Commerce. No answer from the Court re the above has been received by the landlord, he stated that when they do receive a reply they will inform this station, on receipt of same a further report will be submitted.

I am, Sir,

Your obedient servant,

J. J. Shields  
D. S. I.

D.B.O. "D"

Officer  
1/6 S.S.

Note and File

SHANGHAI MUNICIPAL POLICE.

Misc. File No. 224/34  
S. B. REGISTRY.

Yulin Rd D Station, 31182

Date. Sept. 13 th. 1934

REPORT

Subject (in full) .... Further regarding Yulin Rd Misc. Report No. 224/34, dated 12-9-34.

Made by D. S. Kourjansky, Forwarded by W. H. Murphy

Sir,

At 12 noon on the 13-9-34, Woo Yoeng Nyi, a chroff of the Shanghai House Rent Reduction Association, came to the Station as instructed.

The undersigned communicated with Supt Robertson and received order to bring Woo Yoeng Nyi together with the money detained, to the Special Branch.

He was personally interviewed by Supt Robertson and instructed to invite Zung Sing Woo (朱人喜), Chairman of the Association, to call at his office for an explanation as to why the above Association were detailing their staff to collect contributions among the residents of the International Settlement.

Application for permission for the above having been previously submitted by them, but this was not granted by the S.M.C.

The money in question was taken over by Supt Robertson who further informed Woo Yoeng Nyi that he could have it on his and Zung Sing Woo coming forward as requested.

I am Sir,

Your obedient servant,

S. S. 1/00

R. J. Kourjansky  
D.S. 251.

D.D.O."D":

SHANGHAI MUNICIPAL POLICE.

REPORT

No. D 3482  
Yulin Road Station  
Date 13 1934  
Date Sent 1934-10-19

Subject (in full) Arrest of a male Chinese for collecting contributions in  
Yulin Road District on behalf of the Shanghai House Rent Reduction  
Assosiation.

Made by D. S. 251 Kourjansky. Forwarded by W. J. Chungard 21

Sir,

At 5 p.m. on the 12-9-34, C.P.C. 3227 brought to the Station one named Woo Yoong Nyi (吴永年), 25, N'shroff, Ningpo, residing in Nantao, whom he arrested at 4.40 p.m. even date on the corner of Yangchow and Chemulpo Roads, at the request of one named Koh Kyung Sung (孔金生), chief tenant at No. 104 Yang-chow Road, as he had requested him for the payment of 10 cents for the above Assosiation.

The man being found in possession of one Badge No.38 and the receipt book, issued by the Shanghai House Rent Reduction Assosiation, for collecting contributions (10 cents from each house) among the residents of Shanghai in order to raise funds of the Assosiation.

Questioned by C.D.S.104, C.D.C.60 and the undersigned Woo Koong Nyi stated that the above organization is headed by one named Zung Sing Woo (孙心华) and stationed at No. 911 Mingkoo Road, Nantao.

He further stated that for the past three days he was employed by the Assosiation in the capacity of a shroff, having instructions to collect 10 cents from every house in Shanghai where the occupants were willing to support them. He thus collected to-day in Y'poo and Yulin Road Districts the sum of 1182 coppers, 15-20cts piece and 2-10 cts notes.

With the assistance of Nantao Police, the address was visited by detectives, and Woo Yoong Nyi's statement found correct.

D. S. Pitts of the Special Branch was informed and he stated that on the instruction of Sept Robertson, this man was to be cautioned and released, but the money collected by him to be detained at Station, he was to be instructed to come to the

SI  
Note and pass  
to file.

JL

W. J. Chungard

14

File No. \_\_\_\_\_

SHANGHAI MUNICIPAL POLICE.

**REPORT**

Station, \_\_\_\_\_

Date 19\_\_\_\_\_

Subject (in full), \_\_\_\_\_

Made by \_\_\_\_\_

Forwarded by \_\_\_\_\_

Station at 12 noon 13-9-34, when an order regarding disposal of  
same would be given.

This was done by the undersigned and the man allowed to go.

I am, Sir,

your obedient servant,

*D. J. Kavanagh*

D. S. 251.

S.D. i/c

D. D. O. "D"

Misc. SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. 35000-1-34  
S. S. REGISTRY  
Date 11/9/34  
Yangtzeepoo Station  
Shanghai Municipal Police

REPORT

Subject (in full) Tenants of the Kyung Yu Li alleyway ignore S.S.D. Court  
Sealing Orders for non-payment of rents and assault Police.

Made by D.S.I. Liu Wen Chao Forwarded by D.S.I. Shields.

Sir,

At 10.15 a.m. on 12/9/34, Chief clerk Yang Yoh Ming (楊育民),  
Court server and executor Lai Tsao Joon (黎兆俊) Judicial  
police constables Nos. 312 and 449 and F.P.S. Braikovsky of the  
S.S.D. Court and 2 representatives of the Kyung Yu Company House  
No. 5, Lane No. 420, Canton Road named Li Pei Tah (李培泰) and  
Kuh Kuang Seng (葛廣生) came to the station requesting  
assistance to execute 10 Sealing Orders at Lane No. 2181 (Kyung Yu  
Li alleyway) on Yangtzeepoo Road, as, when they attempted to seal  
these houses in the same alleyway on 11/9/34 the tenants adopted  
a threatening attitude and refused to allow them to affix the  
seals. They came to this station at 8.10 p.m. 11/9/34 requesting  
assistance to carry out their duty this was granted. C.P.S. 681  
and 2 C.P.C's were detailed but on their arrival the tenants  
continued to adopt their threatening attitude, the Judicial Police  
however succeeded in sealing the front door of house No. 26 but  
were then forced to retire, on their applying for assistance this  
A.M. the above facts were told to Mr. Conduit who instructed  
S.I's Curtis, Craik and Yeag and a party of police to accompany  
the Judicial Police to the above address for the execution of  
the sealing orders, when they were about to leave, C.D.S. 63  
arrived and reported to the undersigned that he had just received  
information that the tenants in the above alleyway were going to  
fight with the Judicial Police should the latter turn up to  
execute the sealing orders. The undersigned immediately informed  
Chief Inspector Polay and he referred the information to Capt.  
Conduit who instructed C.D.S. 63 to proceed to the scene first  
and explain to the tenants that they should obey the Court orders.  
C.D.S. 63, C.D.C. 144 and the undersigned immediately proceeded

Note and file  
to file

W.W.C. 11/9/34

File No.....

SHANGHAI MUNICIPAL POLICE.

Station,

REPORT

Date..... 19

Subject (in full).....

Sheet 2

Made by..... Forwarded by.....

to the above alleyway and the Judicial Police followed a few minutes after the detectives. Explanations by detectives to the tenants proved to be useless and upon the arrival of the Judicial Police, the tenants in the alleyway crowded and shouted "Tang" when they (the Judicial Police) started to seal House No. 53 in the above alleyway. S.I. Feng and the undersigned tried to explain to the tenants there but they refused to listen. A female Chinese tenant named Tsang Shun Sz (張順氏) age 50 residing at House No. 53 in the alleyway sat down at the doorway and threatened the Judicial Police that at any rate she would not let them execute the sealing orders. The court clerk Yang tried to advise her and explain the circumstances but she refused to listen to him. The Judicial Police were advised by S.I. Craik to remove her from the door which they did, but the other occupants of the house assisted her to maintain her position. At this time a crowd of Chinese men and women most of them armed with brooms, etc., arrived in the alleyway and shouted "Tang" and "Piao Po". At this stage S.I. Craik gave instruction for the Judicial Police, the landlord's representatives and the S.M. Police present to retire onto Yangtszepoo Road where the matter could be talked over. On retiring, the crowd shouted and threw mud at the police. On arrival at Yangtszepoo Road, we met Mr. Conduit O.S.P. he spoke to the female Chinese and addressed the crowd advising them to keep quiet and return to their homes and in the meantime he would see the landlord. He brought the landlord's representatives and the Judicial Police to the station, where he interviewed the 2 representatives. Court clerk Yang said that on his return to court he would report to court the difficulties on to-day's case and he would also suggest to the landlord's

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date. 19

Subject (in full) .....

Sheet 3

Made by .....

Forwarded by .....

representatives to instigate a P.C.P. against the tenants. The representatives stated that all tenants in the alleyway owe them rents from minimum 2 months to maximum 4 months' rents. Supt Conduit then communicated with Mr. Aiers D.G. (D) and outlined the case to him. Mr. Aiers then communicated with Commissioner of Police Major Gerrard giving the outline of the case and conditions at the scene. later Mr. Aiers communicated with Mr. Conduit D.O. "D" and stated that the order from Commissioner of Police was that the Judicial Police return to Court to report the occurrence and ask for further instructions re this matter.

At about 2.30 p.m. a telephone message was received from C.D.S. 63 to the effect that the tenants of the alleyway had left in 2 trucks at about 1.30 p.m. on their way to the S.S.D. Court and the Landlord Office at House No. 5, Lane No. 220, Canton Road. Telephone messages were sent at 1 p.m. and 1.25 p.m. to West Hongkew and Central Stations informing them of the possible visit of the tenants. It was later ascertained that the 2 trucks had proceeded to the Chamber of Commerce but as the tenants airing their grievance they were told it had nothing to do with that body of men.

S.B.1/c.

B.D.O. "D"

Officer  
1/c S.B.

The female tenant came to station together with witnesses Sung Kwei Wang and Soolie Hiao Ah Yui at 3 p.m. and reported having been assaulted by the above landlord's Soolie at about 11.30 a.m. 12/9/34, she refused to go to hospital but wished to charge the man, as P.I.R. was made out (P.I.R. 428/34) and dealt with by D.S.I. shield.

I am, Sir,

Your obedient servant,

*W.C. Lin*  
D. S. I.

SHANGHAI MUNICIPAL POLICE.

File No. 124/34

SHANGHAI MUNICIPAL POLICE

Kashung Road. S.S.B. REGISTRY.

REPORT

Date 11/9/34 3482/2

Subject (in full) Rent reduction inaugurated by tenants of Lane 807/27, off 134 Dixwell Road.

Made by D.S.I. White

Forwarded by

-1-

pls. see Justice Dept.

Sir,

At about 3.30 p.m. 10/9/34, F.S. Ananyin, accompanied by Chinese Judicial Police of the 1st Branch Shanghai Special District Court, visited Kashung Road Station and requested assistance to seal premise Lane 807/27 Dixwell Road, for non-payment of rent.

F.S. Jack accompanied F.S. Ananyin and party to the aforementioned premises and were obstructed by the inmates of the house in question, and other residents of the lane.

S.I. Ware subsequently arrived on the scene and, in view of the refusal of the inmates and sympathisers to quit the premises in order that they be sealed, the Municipal Police and in conjunction with Judicial Police commenced to forcible eject the occupants of the downstairs main front room. This procedure caused the ire of the occupants and other residents of the lane, which necessitated a call for police reinforcements. On arrival of the reinforcement it was discovered that the residents had to some extent been pacified, and were further addressed by Supt. Aiers, D.D.O. "C", who suggested to them to visit Kashung Road Station, where they could make their complaint.

*KJ/12  
11/9/34*  
It was subsequently learned from S.I. Ware that, while the party were ejecting the occupants of the house, a male Chinese, subsequently ascertained to be one named Wo Tee Kyung (吳志慶), aged 56 years, native of Ningpo, residing at 807/27 Dixwell Road, threw an ordure bucket at the police party, causing the contents of the bucket to splash over S.I. Ware and F.S. Jack, whereupon the aforementioned person was taken into custody and was charged with interference with the lawful discharge of public functions.

On arraignment before the S.S.D. Court in the forenoon of the 11/9/34 the arrested man was remanded in custody until 13/9/34 a.m.

*Detention  
to be remanded  
13/9/34*

SHANGHAI MUNICIPAL POLICE.

REPORT

Station,

Date. 19

Subject (in full).....

Made by .....

Forwarded by .....

-2-

Acting on the advice imparted by Supt. Aiers, as previously mentioned, about 20 women residents of the lane subsequently visited Kashung Road Station.

These persons were questioned and the appended particulars ascertained.

About nine months ago the residents of the lane, which is an estate of 56 houses, inaugurated a rent reduction movement and refused to make payment of rent until the landlord had reduced the present rental of \$36.00 per month. The monetary reduction required by the tenants not being stimulated.

At the time this rent reduction movement was inaugurated the rentals were being collected by Wong Yeong Woo (王英武), accountant of the Young Chong Shing (永興) Coal Co., 805 Dixwell Road, on behalf of the proprietor of the coal Company, one named Yih Tsung Kyiu (一忠記), who resides in Soochow, and who is the owner of the estate.

Continually overtures made to tenants for the payment met with refusal, all stating that the money was being paid into their respective banks pending the reduction of the rent of the houses.

In view of the inability of the landlord to collect rentals the estate was placed in the hands of Messrs Brandt Rogers, Ltd., 391 Kiangse Road, who are now acting as the agents of the property.

The tenants still refuse to make payment of the rent until such times that the landlord makes a reduction.

In respect to the premises ordered to be sealed by the S.S.D. Court, it was learned that the tenant took over occupancy of the premises in May 1934, making a deposit of three months rent.

During the ensuing three months no rent was paid by the tenant, his being under the impression that having deposited three months rent he had no need to pay any rent until the expiry of the three months.

SHANGHAI MUNICIPAL POLICE.

REPORT

Station, \_\_\_\_\_

Date \_\_\_\_\_ 19\_\_\_\_\_

Subject (in full) \_\_\_\_\_

Made by \_\_\_\_\_

Forwarded by \_\_\_\_\_

-3-

In the meantime Court proceedings were instituted by Messrs Brandt & Rogers, Ltd., resulting in sealing orders being issued by the S.S.D.Court.

I am, Sir,

Yours obediently,

R. J. White

D.S.I.

D.D.O. "C" Div.

Officer 'C' Spl. Branch

SHANGHAI MUNICIPAL POLICE.

Cop. to C.C. Special Branch.

REPORT

S. B. REGISTRY.

Yulin Road Station,

D. 311826

Date Sept. 6th, 1934

Date 14/9/34

Subject (in full) Meeting of Rent Reduction Society, of Yulin Street District

Made by D.S. Davies Forwarded by

Sir,

I beg to report that at 11.30 a.m. on 5-9-34 one Zung Yoong Fong (董永芳) residing at 164 Fen Chow Road was ejected from his home by the landlord owing to non-payment of five months rent amounting to \$130.00. Following this between 10.30 and 11.30 a.m. on 6-9-34, the occupant Zung Yoong Fong called a meeting of the Rent Reduction Society of the Soong Zung Li, Soong Nyi Li and Soong Sing Li alleys Pingliang Road. The meeting was held in the Poo Shing Dong Yulin Road and was attended by twenty-five persons who each paid a subscription of \$1.00 in order to provide funds for an action in the S.S.D. Court against the landlord.

B. Davies.

D.S. 262

S.D. i/c

D.D.O. "D"

Notes and papers  
to file

SHANGHAI MUNICIPAL POLICE. S. B. REGISTRY.  
No. D 3482/2  
Date 31/7/34

CRIME DIARY.

CRIME REGISTER No.: Misc. 198/34.,

"A" Division.

Central Police Station.  
July 28, 1934.

Diary Number:-	Sheet No.1	Nature of Offence:-
Time at which investigation begun and concluded each day		Places visited in course of investigation each day

RECORD OF INVESTIGATION.

At 12:45 p.m. 28-7-34 D.I. Grubb attached to Headquarters brought to Central Station a letter written in Chinese, and which was thought to contain threats and he instructed the undersigned to make enquiries into the matter.

A translation of the letter is as follows:-

Envelope addressed to Mr. Zang Yue Chee, Chinese manager, Republic Land Investment Co. 149 Yuen Ming Yuen Road.

Contents of letter.

Dear Manager Yue Chee,

We have long heard of your name but never had the opportunity to meet you but since we have moved into your company's houses in the Eastern District we begin to learn your personality. It is out of our question whether you are a good man or not as the proverb says "Mischief and fortune are brought to one, by oneself" and we wonder why you are willing to be a "running dog" of the capitalist without taking into consideration the welfare of the people. You have treated the tenants of these terraces with high handed oppression as well as continuing to seal our properties. We have suffered thereby very deeply and clearly recognize your personality and action for which we will seek means to repay. Now you are a round faced rich man and must have a lot

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:—

Division.

Police Station.

19

Diary Number:—	Sheet No. 2	Nature of Offence:—
Time at which investigation begun and concluded each day		Places visited in course of investigation each day

### RECORD OF INVESTIGATION.

of spare rooms in your mansion therefore we venture to write to you that we are waiting for the execution of further sealing of our properties when we may all enjoy the pleasure of staying in your home.

Kindly instruct your servants to carry out the necessary sweeping and cleaning.

Yours faithfully,  
Tenants of Seward and Kungping Terraces.

At 5 p.m. 28-7-34 Mr. Yue Chee was interviewed at his home 1024 Avenue Road and when asked why he should receive such a letter he stated that the tenants in the Eastern District had failed to pay their rents and a Restraint Order had been placed on their furniture by the Court until such times as they pay their rent.

Mr. Yue Chee stated that there is nothing in the letter to worry over he only informed the police in case the tenants came from the Eastern District and settled outside his premises. As this gentleman resides in the Bubbling Well district, Bubbling Well Station was informed of the affair and the patrolmen warned to keep a sharp look out for signs of trouble.

Mr. Yue Chee was also advised to phone Bubbling Well Station if necessary.

Going to the nature of this letter and the facts

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No:—

Division.

Police Station.

19

Diary Number:— Sheet No. 3.

Nature of Offence:—

Time at which investigation begun and concluded each day		Places visited in course of investigation each day	

### RECORD OF INVESTIGATION.

that it does not contain any definite threats it has become the subject of a Misc. Report pending future developments.

Officer in Charge

Sig

In your estimation

JK for hazardous

D. S. 266.

Knight Co.

noted  
H.G. 30  
9  
34

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
Misc File No. 208/34 REGISTRY.

REPORT

Wayside Station, D 30482/2  
Date 23/6/34

Subject (in full).... Rent Reduction Movement.

Made by..... and Forwarded by Detective Inspector Wardrop.

Sir,

The occupants of the houses in the Zung Shing Faung (詮信坊), Ward Road, are at present agitating for reduction of rent.

A Zung Shing Faung Branch, of the 30th. District, 1st. Special Area, Shanghai Rent Reduction Association, with a committee of sixteen residents with office at house 3, Lane 343, Ward Road, has now been formed. Posters stating, "No reduction of rent, no payment of rent" have been issued by the above branch and posted up outside the houses.

92 houses owned by the Sincere Land Investment Company, Nanking Road, are involved.

I am, Sir,

Yours Obediently,

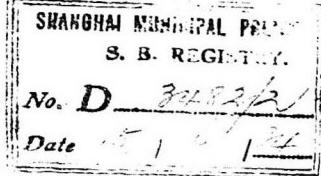
*R. Wardrop*

D. I.

*R. Wardrop*  
D. I.C. "D".  
Officer i/c Special Branch.

*Special Report attached*

*J.G. 22  
6  
34*



52/34.

Poolee Road  
9/6/34.

1. Sheet i

LETTER FROM RENT REDUCTION COMMITTEE TO RESIDENT OF  
No.11, KONG NYING LI, MACAO ROAD.

At 12.30 p.m 9/6/34 C.D.C 289 brought to the station a letter received by one named Seong Foong (孫芳) resident of No.11, Kong Nying Li, Macao Road, from the Rent Reduction Association. Translation as follows:-

"Mr. Seong Foong,

Last year, when the landlord of the Kong Nying Li alleyway intended to increase the water money, you, tenant of No.11 of said alleyway, led all the other tenants to protest. The water money was actually increased on all the tenants except you. It is believed that you privately negotiated with the landlord and therefore obtained special benefit. Now the Rent Reduction Movement is in progress it has been decided that the rent since January 1934 shall not be paid to the landlord, but we have learned that you are going to pay your rent next Monday. We beg to warn you not to do so, otherwise we shall take most serious action against you.

From Rent Reduction Committee.  
Investigation Committee."

The recipient of above letter was questioned and stated that although he took part in the protest mentioned in the letter, he was not the leader. He paid the same amount of water money as the rest of the residents. The original of the above translation is attached, and it is respectfully suggested that it be

Note and pass  
to file.

Report attached

J.G. 14  
6  
34

Misc: 52/34.

"B"  
Pooteo Road  
9/6/34

1. Sheet ii

Continuation

examined by the handwriting expert for comparison  
with any other letters of a similar nature.

A copy of this report has been sent to Special  
Branch (II/Q) for their information.

D. D. C. "B".  
D/S 123.

045  
Sent Det: 1/c.

D. D. C. "B".

"B"

Mines 52/34.

Poosco Road.  
9/6/34

1. Sheet 11

Continuation

examined by the handwriting expert for comparison  
with any other letters of a similar nature.

A copy of this report has been sent to Special  
Branch (H/Q) for their information.

D. J. Jones  
D/S 123.

045  
Sent Date: 1/6.

B. D. O. "B".

SHANGHAI MUNICIPAL POLICE  
CRIME DIARY.

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY.

No. D 26634

"B"

Division.

Pootoo Road Police Station.

1/6/34.

Crime Register No. 194/34.

Diary Number 1.

(Sheet No. 1.)

Nature of Offence:— 13.

Time at which investigation begun and concluded each day	6.30 p.m. to 8 p.m. 1/6/34.	Places visited in course of investigation each day.	General enquiries.
--	--------------------------------	---	--------------------

RECORD OF INVESTIGATION.

Place or description of premises.	General store, 266-7 Macao Road.		
Time and date of offence.	1 p.m. 1/6/34.		
" " " reported.	6.30 p.m. 1/6/34.		
Name, occupation and address of complainant.	Wong Ching Sung (王經成), shopmaster, 266/7 Macao Road.		
Number of criminals with full individual description.	Unknown.		
Arrests.	----		
Classification of property stolen.	----- Value \$		
Classification of property recovered.	----- Value \$		
In cases of Murder or Suspected Murder points (a) to (d) should be answered.	(a) Time and date body was discovered. (b) Position, appearance and marks on body. (c) Apparent cause of death. (d) Motive if known.		
Full Details of Method used in Committing offence	Threatening letter.		
In cases of larceny, housebreaking etc., all the points(e) to (i) should be answered, if known. In all cases in which there is fraud, the false pretence and the character assumed by the suspect should be fully described.	(e) Mode of entry, including manner of approach to premises. (f) Means used (tools etc.) (g) Character assumed by criminal, and story told, etc. (h) Mode of transport and description. (i) Peculiar act (poisoning dog, partaking of food etc.)		

S. B. Registry  
Recd. 7.6.34  
X. FILE  
J.G.

CRIME DIARY NO. 1. (SHEET NO. 2)

- (j) What staff employed on premises?
- (k) Are they all "old" servants?
- (l) If not, what was their last employment and for how long?
- (m) What was their "characters"?
- (n) If any suspicion attached to any of them and if so, which one and for what reason?
- (o) Are old servants suspected?
- (p) Are friends and visitors above suspicion, if not, who is suspected?

Remarks

(Any outstanding or peculiar feature to be commented on by investigating officer).

At 6.30 p.m. 1/6/34 complainant came to the station and reported that he had received two letters signed "City Rent Reduction Committee Association, Investigation Group.", in which he was told a bomb would be thrown into his shop.

Enquiries by C.D.C. 289 and the undersigned elicited that at 1 p.m. 28/5/34 he received a letter signed, but not "chopped", by the above committee to the effect that he had already paid his rent which was breach of the association's regulations, and that a parcel of excrement would be sent to him. It also said that if he defaulted again a bomb would be thrown into his shop. It finished up by telling him to organize a branch of the Rent Reduction Association.

During the night of 30/5/34 his door was smeared with excrement and at 1 p.m. 1/6/34 he received another letter. This time he was warned that if he did not have a branch of the organization running by 3/6/34 they would throw the bomb on that day!

The envelopes were taken to the Carter Road sub-post office and an official there stated that though the post mark was very indistinct, he thought that the letters had been posted on Soochow Road (South side) between Thibet Road and the Garden Bridge.

The necessary precautions will be taken on 3/6/34 meanwhile enquiries are being continued.

Sen. Det. i/c

*D.S. 123.*  
D.S. 123.

SHANGHAI MUNICIPAL POLICE,  
POLICE INVESTIGATION DEPARTMENT.

Headquarter Staff
File No.
C. R.
File No.

THREATENING LETTER

Letter from Police Station

June 1st, 1934.

Name of Recipient Wong Ching Sung (王慶昇).

Address 266-7 Maude Road.

Occupation Shopmaster With whom employed

Time and date letter received by recipient 1 p.m. 1.6.34.

Time and date letter handed to Police 6:30 p.m. 1.6.34.

Person suspected At present no particular person suspected.

Reason for suspicion

Give particulars of previous anonymous or threatening letter, if any, received by recipient. One received at 1 p.m. 28.5.34 signed "Rent Reduction Committee Association" reprimanding him for paying his rent. This letter was not "chopped".

Is recipient interested in any Political Party, Society or Union. No

Has recipient recently had business, social or domestic differences. No

Reading of Post Office marks on envelope. Indistinct. Carter Road Post Office official states the letters might have been posted on Second Road between Thicket Road and the Garden Bridge. (South Side).

Action taken Enquiries proceeding.

Transcript.

1st letter. Received 1 p.m. 22.6.34

The "Rent Reduction" movement is not progressing in the middle city. It was ordered that from January the rent payment be stopped. Now we hear that you have already paid the February rent. It is an obvious breach of regulations. Last night we sent you a parcel of spicy yellow gold powder (excrement) as a present. If you pay rent again, before rent reduction is effective we will send you a bomb. After receiving this letter, make haste to organize a rent reduction branch, and be responsible to manage it.

\* \* \* \* \*

2nd letter. Received 1 p.m. 1.6.34.

We hope you received our first letter, but the branch organization is not yet arranged. Last night we sent somebody to your shop and smeared the yellow powder (excrement) on your window. We should have put it in your mouth, but as you are a "good merchant" we gave you some "face". We now give you three days limit in which to organize the rent reduction branch committee. If you have still failed we will do the fiercer action mentioned in our first letter, and fear it will then be too late to regret.

(Signed)

City Rent Reduction Committee Association,  
Investigation Groups.

SHANGHAI MUNICIPAL POLICE.

Special Branch Copy Misc. File No. 290/34.  
S. B. R. C.

Hongkew Station, 34/8/34

Date June 6th, 1934

REPORT

Subject (in full) The Judicial Police obstructed in the execution of their duty.

Made by D.S. Goloskooff,

Forwarded by W Robertson of S.P.

Sir,

I beg to report that at 11.20 a.m. 5/6/34, T.P.S. Braikovsky attached to the Judicial Police reported to this station that he together with C.P.C's. 1011 and 995 also attached to the Judicial Police were accompanying S.S.D.Court clerk Yang Yee Ming (楊育民) and Process server Ts Z Tsing (朱子清) who had been ordered by Court to have the property of 61 tenants occupying the buildings of the Republic Land Investment Co., attached, and that the said tenants were obstructing them in the execution of their duty.

Note and file to F.C.J.  
J.G. 6/6/34

F.S. 104, Allen was detailed to proceed with the above officers to the scene of occurrence and on arrival at Lee Zung Faung alleyway off East Broadway they saw one Yih Wei Foh (一惠甫) 37, Ningpo, tailor of house No. 19, in the same alleyway, who was acting in a disorderly manner, talking excitedly to his neighbours and thus preventing the officers from carrying on their work.

F.S. Allen removed the above named and brought him to the station. At 11.55 a.m. the same date the officers of the Judicial Police, brought to the station two others named Zung Yeong Taung (鍾榮堂), 26, Ningpo, cook and Tsung Ching Taung (鍾慶堂) 32, Ningpo, cook, both of 23 Lee Zung Faung alleyway of Broadway East.

Inquiries by the undersigned and C.D.S. 3 ascertained the following the tenants of the houses owned by the Republic Land Investment Co., sometime ago demanded reduction of rents. They refused to pay the rents at the present rate and deposited the equivalent of the rent every month in a bank. As a result of this action the Public Land Investment Co., initiated proceedings against the tenants of 42 houses in Lee Zung Faung, Broadway East, 14 houses in Market Street, 5 houses in Arthur Road and 6 houses on Broadway East, in all 67 houses, occupied by 61 tenants. (S.S.D.Court No. F.R.C. 417 P.M.).

SHANGHAI MUNICIPAL POLICE.

-2-

REPORT

.....Station,

Date. .... 19

Subject (in full).....

Made by ..... Forwarded by .....

On 5/6/34 the Court clerk Yang Yao Ming was ordered on the authority of the President's instruction No. 4877 to proceed to above houses and have the property of the tenants attached. In every house before the officers placed seals on the property, Zih Kwei Sau (徐桂秋) a representative of the landlord questioned the tenants whether they were going to pay due rent. Then the three above named tenants interfered and commenced to intimidate the others to restrain from paying rent till an agreement is reached with the landlord. This developed into lengthy and violent alteration, which prevented the officers from proceeding with their work.

The facts were brought to the notice of D.O."C", who warned the tenants against obstructing the Court officers.

The three men were released and warned that they were likely to be summoned for obstructing the S.S.D.Court officials in the execution of their duties.

At 2 p.m. 5/6/34, the S.S.D.Court officials resumed their work with the assistance of Insp. Wen Yu Heng, without any hindrance.

I am,

Sir,

Your obedient servant,

*Jeffrey*  
Sen. Det. 1/e.

*Oliver*  
Det. Sgt. 232.

D.D.O."C" Division.

Form No. 3  
25,000-1-34

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) ... Rent Reduction Movement.

File No. 1180.

1177/34.

West Hongkew S. B. REGISTRY.

Date 31 May 34

Date 21 6 34

Made by D. S. I. Hill. Forwarded by

Sir,

I beg to report, that the attached letter together with the translation, chopped by the "Union of the tenants of the Ning Kong Lee" was delivered to the station on the 28/5/34. Copy submitted to Officer i/c Special Branch for information.

*A. H. Hill*

Det. Sub-Inspt.

D. D. O. "C" Div.

Note and pass  
to file.

Officer i/c.

Special Branch.

*noted*,  
*A. H. Hill*  
*6/6/34*

*51*  
Note and pass  
to file  
*2*

Special Report  
of 2/6/34

Shanghai, May 26th 1934.

To the Superintendent,  
West Hengkew Police Station.

Dear Sir:-

We, the tenants of Ning Kong Lee off North Chekiang Road, beg to respectively inform you that on account of demand of an increase of 40 per cent monthly house rent, a legal proceeding has been taken place by the landowner Lee Dah-fu against the tenants at the end of 1930 and after having been made with a counter appeal to the Higher District Court, an order was issued by the said court on the 26th January 1931 ordering to make an increase of 15% instead of 40%. Owing to the War broke out at Shan hai on the 28th January 1931, it was impossible for the tenants to deal with this matter within the fixed period of 20 days and most of them living at Ning Kong Lee have removed away. Both the landowner as well as Woo Tse-ping, his lawyer, have never mentioned anything again in regard to this matter until on the 20th April 1934 while a Court Order was suddenly received ordering 32 tenants at Ning Kong Lee to make repayment of over 3 years' increase with the amount of \$179.40 up to \$750.00. The reason why we can't fulfil the order is that firstly the situation at present has greatly changed since the 28th Jan. 1931, as we really have suffered so heavily during the War when both the iron gates at the corner have been closed for about 4 months; secondly most of the tenants are now NOT the original ones living at Ning Kong Lee before the War and are absolutely without any knowledge of the court case; thirdly it is rather unreasonable for the landowner to demand for such an increase of house rent just at the time when the local market is ~~badly~~ so bad at everywhere and yet some reduction of house rent have already begun at different places such as at Nantao, Chapei and also in the Settlements. Besides that the house rent of Ning Kong Lee is comparatively higher than that in the neighbourhood as this has already been ascertained in a reply received from the Major of Greater Shanghai who has sent the Chairman of the Commission of House Rent Affairs to make a thorough investigation into this matter. Under these circumstances we have been lodging a strong protest against the Landowner's demand at the Court for execution of the Order and in the meantime we must ask you to kindly send a warning to the said landowner, who is represented by his lawyer Woo Tse-ping at No. 3 Thibet Road, Lane 340, not to press the tenants too hard and say "in case any trouble or disturbance will be arisen upon the landowner's so doing, he will take the entire responsibility."

Yours faithfully,

Information will be furnished: (Chop) The Union of the tenants of  
Address:- Care of Ning Kong Lee.  
412 Lane No. 7 Ning Kong Lee  
372 " " 7 " " "  
402 " " 3 " " "

SHANGHAI MUNICIPAL POLICE.

File No. 115/34  
SHANGHAI MUNICIPAL POLICE

Yulin Road S.B. REGISTRY.

Date 28/5/34 3282/2

Date 31/5/34 131

REPORT

Subject (in full) Rent Reduction Movement (Meetings of)

Made by D.S.64 C.T. Eager Forwarded by O.I.C.

Sir,

C.D.S.170 reports that two meetings of the above movement were held in this District.

On the 6/5/34 between 7.p.m. & 9.p.m. at Lane No. 75 Chemulpo Road, seventy residents of the Tai Wo Ka alleyway 太和里 attended.

Mr Tseu Fee Tsang (周輔章) from the District Office of the 1st Special District Citizens Federation was present.

The following committee was elected:-

Tseu Tsang Ching (周長慶)

Lee Poh Oeng (李伯鴻)

Wu Poh Sung (吳福声)

Kyung Van Chuen (秦為全)

Myi Yi Dong (倪翼堂)

Van Kung Sing (范更生)

Yu Ching Yue (鄧瑩宇)

Zung Nyoch Tsang (陳錦章)

Chien Zung (錢洪)

On the 19/5/34 between 8.p.m. & 10.p.m. at Lane No. 1121

Ward Road, attended by thirteen residents of the Chien Woe Li, 中和里 alleyway. The following committee was elected:-

Kyung Van Chuen (秦為全)

Iung Zau Yung (殷佐榮)

Tien Tsung Feh (錢振富)

Myi Yi Dong (倪翼堂)

Sung Nyoch Tsang (孫錦章)

I, am Sir,

Your obedient servant.

D.S.64.

D.D.C. D.S.  
Copy to O.C.S. Branch.

*Further* File No. Misc. 107.

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Further to Rent Reduction Movement

Wen SHANGHAI Kew Station,
S. E. REG'D. FRY.
Date May 20th 1934
No. D
Date 1 1

Made by D.S.I. Hill Forwarded by \_\_\_\_\_

Sir,

I beg to report that between 4.30 p.m. and 5.30 p.m. on the 19/5/34 some 10 members of the Joint Rent Reduction Committee of the 32nd Branch of the Citizens' Federation held a meeting at their head office No. 245 Yuh Shing Li Alleyway, off Kaifeng Road. As a result of the meeting the following resolutions were discussed and passed : -

1. That assistance be given the proprietor of the Tuh Chong Yong Coal Shop in taking legal actions in court against his landlord for causing the said premises to be sealed by order of the Shanghai Special District Court for non-payment of rent.
2. That representations be made by the Committee on behalf of the tenants of the Zang Kong Lee Alleyway off Kaifeng Road to request the landlord to stay his decision to demolish the property, for a further period of 3 years.

(Enquiries shewed that a contract was drawn up in March 1930 between the landlord and the tenants of the Zang Kong Lee Alleyway that the former would demolish the property at the expiration of a 3 year period from March 1930).

3. That an apology be tendered by Wang Ah Paung (王阿婆) in the presence of the Chairman for his misconduct in smashing the portrait of the late Dr. Sun Yat Sen on the evening of the 18th inst. (See Miscellaneous Report 107/34 W.H.)

I am, Sir,

Your obedient servant

*Hill*  
D. S. I.

D. D. O. "C" Division.

Note and pass  
to file.

Wu 3 Officer i/c. (Special Branch).  
223

SHANGHAI MUNICIPAL POLICE.

REPORT

West Hongkew Station,

Date May 19th 1934

Subject (in full) Further to Rent Reduction Movement

Made by D.S.I. Hill

Forwarded by

Sir,

I beg to report that at about 10.30 p.m. 18/5/34, two male Chinese namely Zee Zau Tseu (筆直) and Dau S Zung (陶士邦) came to the Station and stated that they had been threatened with assault by the tenants of the Zang Kong Lee Alleyway off Kaifeng Road. As a result of enquiries made by the undersigned and D.S.I. Tao Keng Yong, it was learned that the 2nd aforementioned person Dau S Zung is the secretary of the 32nd Branch of the Citizens' Federation of the Joint Rent Reduction Committee, the 1st named Zee Zau Tseu is the clerk of the 32nd Branch Office whose office is situated at 341 Kaifeng Road. As a result of representation being made on behalf of the tenants by the 32nd Branch Office to the landlord of the houses in the Zang Kong Lee Alleyway off Kaifeng Road, with a view to reducing the rent, the landlord has decided to demolish the houses at the end of June 1934 and posted a notice at the entrance of the alleyway to this effect, stating that owing to the delapidated condition of the property, demolition will commence as previously stated, the present tenants being allowed to stay there for the months of May and June 1934, rent free, this notification was given on the 3rd inst.

One of the tenants named Wong Ah Baung residing at No.188 Zang Kong Lee Alleyway who has been a resident of the latter address for the past 30 years, and who is suffering from paralysis and unemployed, on learning that the landlord intended to demolish the property, proceeded to the 32nd Branch Office of the Citizens' Federation No.341 Kaifeng Road at about 6.30 p.m. 18/5/34 and blamed the secretary and his clerk for the landlord's decision to demolish the property on the grounds that had they

File No. ....

SHANGHAI MUNICIPAL POLICE.

REPORT

- 2 -

.....Station,

Date. .... 19

Subject (in full) .....

Made by ..... Forwarded by .....

not made representation to reduce the rent the landlord would not have taken the action as previously stated. Whilst in the 32nd Branch Office, Wang Ah Paung became excited and smashed the portrait of the late Dr. Sun Yat Sen which was hanging on the wall, he then left the premises.

I am, Sir,

Your obedient servant,

*S. Hill*

Bat. Sub-Inspt.

D. D. O. "C" Division.

Officer i/c., Special Branch.

*S. Hill*  
Date and place  
to file

*J. H.*

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY.
No. D 3482/2
Date 10/5/34

May 10, 1934.

Afternoon Translation

Shun Dao and other local newspapers.-

#### RENT REDUCTION IN PAO HWA LI

The Pao Hwa Li( ) Sub-branch of the 6th Divisional Branch of the First Special District Citizens Federation held a meeting yesterday in its premises on Sing Kee Lang Road( ).

The following resolutions were passed:-

1. That a letter of thanks be sent to the landlords.
2. That all tenants should submit their rent receipts to this Committee before they are allowed to renew their lease with the landlords.

China Times (Editorial):

#### THE COMMENCEMENT OF ANGLO-JAPANESE TRADE WAR

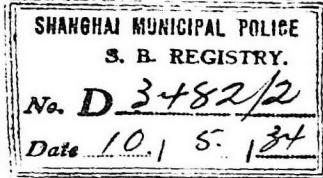
By the use of force, Japan has destroyed the peace in the Far East, and China as a consequence has suffered. By enforcing a policy of dumping, Japan has disturbed the world market, and Britain has been deprived of all her former exclusive markets. Japan is realizing her ambition by political and financial means. No wonder she is held in contempt by the countries of the world. However, no country is bold enough to punish her for her political encroachment. Her encroachment by financial means has caused reactions. India is the first Dominion of Britain to react to the Japanese financial invasion. Agitation for measures to deal with the Japanese competition is particularly manifest among textile traders of Lancashire. As a last resort, Mr. Runcimen, President of the British Board of Trade, made an announcement of a protective policy.

Some one says that although Japan could not be punished with political sanction, she would be dealt with financially by Britain in cooperation with America and that we can rejoice in the possibility of Japan being thus endangered and our country being relieved.

From the announcement made by Mr. Runcimen, we deduce the following three conclusions:-

In the first place, the announcement was made to pacify his country men, because if it is intended as the beginning of a conflict, why has not the British Government abrogated the Anglo-Japanese Treaty of Commerce?

In the second place, the deadlock in the negotiations between Britain and Japan occurred when Britain insisted upon the negotiations covering the whole world while Japan maintained that the parley should be confined only to the British colonies and Dominions. Should the announcement be intended to break up the relations between Britain and Japan, the latter can dump all her surplus goods on the markets outside the British colonies and Dominions.



May 10, 1934.

Morning Translation.

China Times and other local newspapers:

#### CHANGE OF NAMES IN THE PUBLIC SAFETY BUREAU

In pursuance of a resolution passed at the meeting of police officers of various cities convened by the Ministry of Interior last year, General Wen Hung En, Commissioner of Public Safety, has submitted an application to the Shanghai City Government for permission to call the eight Police Divisions the eight Branch Public Safety Bureaux.

In an interview, General Wen stated that alterations have been completed in the Public Safety Bureaux in Peiping, Tientsin, Tsingtao and Canton, and that the new names will be used as soon as Mayor Wu Te-chen has authorized the alteration.

China Times and other local newspapers:

#### THE RENT REDUCTION MOVEMENT

A meeting of the Executive Committee of the Shanghai Rent Reduction Movement Committee took place at 2 p.m. yesterday. 15 persons including Wong Hong Hwei (王鴻輝), Chang I Zung (張一宗) and others were present.

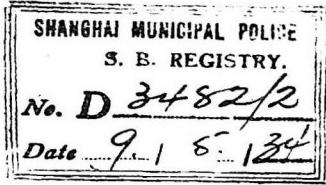
The following resolutions were discussed and passed:-

- 1) That a letter be sent to the editor of the Sin Ya Pao (新亞報), an evening newspaper, demanding the name of the person who wrote an article in the paper stating that the rent reduction movement was unsuccessful.
- 2) That a reward of \$500 be offered to anyone who can prove that the above allegation is true.
- 3) That a planning committee be authorized to assist the main committee and that Chien Lung Chang (錢龍章) and 14 others be elected to serve on the committee.

China Times and other local newspapers:

#### MINISTRIES OF COMMUNICATIONS AND INTERIOR TO DISCUSS THE DREDGING OF SOOCHOW CREEK

A joint meeting of the Ministries of Communications and Interior will be held next week at Nanking to discuss measures for the dredging of the Soochow Creek. The meeting will last four days. The Ministry of Communications has appointed Kuo Ting Sin (郭廷森), Chief of the Navigation Department and Tao Tse Yu (陶澤育), Chairman of the Yangtsze River Conservancy Board, representatives at the conference. All the steamship companies in this city have been notified to submit proposals.



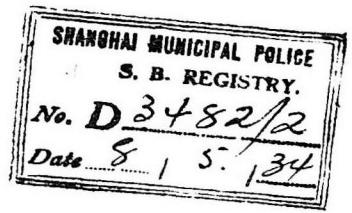
May 9, 1934.

Morning translation

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

The Shanghai Rent Reduction Movement Committee will hold a meeting of the Executive Committee at 2 p.m. to-day at the premises of the Chinese Chamber of Commerce, North Soochow Road. Ways and means of dealing with those house owners who have oppressed their tenants will be discussed.



May 8, 1934.

Afternoon Translation.

Ta Mei Wan Pao dated May 7:

MEETING OF THE RENT REDUCTION MOVEMENT ACCELERATION ASSOCIATION.

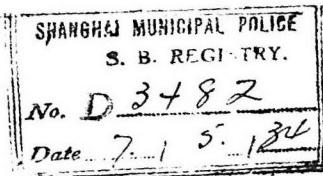
At a meeting held on May 6 by the Executive Committee of the Rent Reduction Movement Acceleration Association which was formed by various local shop-owners associations, the following resolutions were passed:-

1. That a petition be submitted to the local Tangpu and other political organs.
2. That another petition be submitted to the Shanghai Chinese Chamber of Commerce and the latter be also requested to launch a rent reduction movement.
3. That a letter be despatched to the Shanghai Rent Reduction Movement Committee emphasizing our support to the Movement.
4. That various shop-owners associations be informed to notify their members to pay their house rentals in accordance with the measures drawn up by the Shanghai Rent Reduction Movement Committee and that in the event of the landlords refusing to receive the reduced rate of rentals, the money be kept in a certain bank.
5. That various shop-owners associations be notified to form branches of the Rent Reduction Movement Acceleration Association.
6. That King Chu-hsiang (金哲相), Chow Liang-ngoh (丘良梧) and 3 others be elected members of the Standing Committee.
7. That slogans be printed and distributed to various shop-owners associations.
8. That this Association be disbanded as soon as the reduction in house rentals has been affected.

Meeting of Nantao District Rent Reduction Movement Committee

A meeting of the Nantao District Rent Reduction Movement Committee took place yesterday. Sun Ching Tao (孙卿涛) was in the chair. After discussion, the following resolutions were passed:-

- 1) That permission be granted for the formation of a rent reduction unit by the representatives of the street union of the Western City.
- 2) That propaganda on the rent reduction movement be broadcast from various radio stations.
- 3) That the Chinese Boyscout Headquarters be requested to detail boyscouts over 15 years of age to lecture on the rent reduction movement.
- 4) That tenants and sub-tenants who have not yet organized rent reduction units be permitted to appeal for assistance from the District Committee.
- 5) That permission be granted for the formation of a unit of the District Committee by the tenants of the Yuan Lung Li Alleyway (元龙里).



May 7, 1934.

Morning Translation

Shun Pao and other local newspapers:-

NANTAO RENT REDUCTION MEETING

The Nantao Branch of the Shanghai District Rent Reduction Committee yesterday held a meeting in its premises in Yung Ching Li (永慶里), Min Kuo Road. The following resolutions were passed:-

1. That the rent reduction movement propaganda be broadcasted by radio stations.
2. That the Managing Committee of the China Boy Scouts Corps be requested to send out boy scouts to launch a rent reduction propaganda campaign.
3. That tenants of all terraces who hold registration certificates issued by the Bureau of Public Safety, are allowed to participate in the movement.
4. That the Yuan Lung Li Branch (元龍里) be registered.
5. That the resignation of Tang Hu-chung (唐虎忠) of the Hsueh Si Ka Branch (學士街) be accepted.
6. That enquiries be made regarding the rent reduction Federation of the Wu Ching Hsien (武興會) before the request to join the Committee is granted.
7. That a letter be sent to the landlords of Dah Chi Li (大基里) requesting them to settle the rent reduction dispute as early as possible.
8. That the Legal Group of this Committee be engaged to defend the Pao Jen Li Branch at the Court.
9. That silver medals be distributed to the members of the Executive Committee.
10. That the seals of the various branches of this Committee be issued only by the Committee.
11. That representatives be detailed to mediate in the disputes between the tenants and landlords of Tek Jun Li (德潤里), Chieu Mu Di, Nantao.

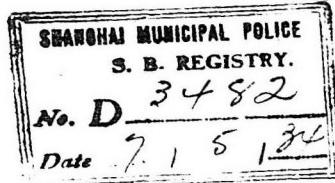
House Owners Agree To Rent Reduction

The tenants of Yu Kong Li (裕康里), Rue Buissonnet, French Concession, have demanded that the landlords reduce the rentals by 20%. The landlords will agree to this demand.

The various branches of the First Shanghai Special District Citizens Federation, with a view to extending the rent reduction campaign, have decided to hold a meeting in conjunction with the Hongkew District Rent Reduction Movement Acceleration Committee at 2 p.m. today in the Zung Chi Li Alleyway (忠志里), North Szechuen Road.

Upon learning that the landlords of the houses in the Fei Sin Li Alleyway (飛昇里), Chapei, would increase the rentals, the tenants in the alleyway formed a rent reduction movement unit and representatives were detailed to negotiate with Koo Soong Mou (顧松茂), one of the owners. It was learned yesterday that the latter promised to consider the matter and to effect a reduction in rentals.

The Executive Committee of the Zao Kao Doo Rent Reduction Movement Branch at 2 p.m. yesterday held a meeting at which it was decided to hold a mass meeting of citizens in the district.



May 7, 1934.

Morning translation

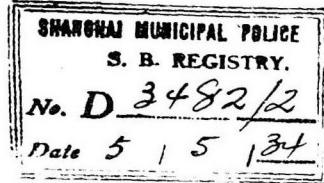
HOUSE OWNERS AGREE TO RENT REDUCTION

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The Executive Committee of the Zao Kao Doo Rent Reduction Movement Branch at 2 p.m. yesterday held a meeting at which it was decided to hold a mass meeting of citizens in the destrict.



May 5, 1934.

Morning Translation.

China Times and other local newspapers:

#### THE PUBLIC HYGIENE MOVEMENT

With a view to drawing the attention of the public to public hygiene during the summer, Dr. Lee Ding An, Commissioner of Public Health of the Shanghai City Government decided to hold a public hygiene movement in June next.

At 2 p.m. yesterday, a meeting of the Preparatory Committee for the movement took place at the Chinese Y.M.C.A. Building on Szechuen Road. More than ten persons representing the Bureau of Public Health, the National Child Welfare Association, the Chinese Y.M.C.A. and Y.W.C.A. attended.

The following resolutions were discussed and passed:-

- 1) That the movement be held on the 11th and 12th, the 18th and 19th, and the 25th and 26th of June.
- 2) That the Public Recreation Ground on Dah Chi Road, City, the China Recreation Ground in the French Concession, and the Civic Centre be chosen temporarily as the locations of the demonstrations.
- 3) That the District Kuomintang, the City Government, the Public Safety Bureau, the Bureau of Social Affairs, the Chinese Chamber of Commerce, the General Labour Union, the National Child Welfare Association, the National Tuberculosis Prevention Association, the Chinese Y.M.C.A. and Y.W.C.A., the Chinese Medical Association, the S.M.C. Public Health Department, the F.M.C. Public Health Department, the Public Works Department of the City Government and other bodies be requested to take part in the movement.
- 4) That the next meeting of the preparatory committee be convened at 2 p.m. on May 9.

China Times and other local newspapers:-

#### DISCONNECTION OF WATER SUPPLY

With reference to the disconnection of water supply to the Bei Teh Li Alleyway (培德里), off Sinza Road, negotiations were conducted by the tenants of the Alleyway with the Shanghai Waterworks Company, but without success. In compliance with the request of the tenants, Lawyer Wong Yce Koh (王威敬) sent a letter on behalf of the tenants to the Waterworks Company warning the latter that unless the Company reconnect the supply within 24 hours from receipt of the letter, appropriate steps would be taken by the tenants to deal with the situation.

Fearing that untoward incidents might occur yesterday, a party of Police from Sinza Station were sent to the alleyway to maintain order.

Yesterday morning, the tenants went to the Catholic Mission, the owners of the property, and

SHANGHAI MUNICIPAL POLICE  
S. B. REGISTRY.

No. D

Date / /

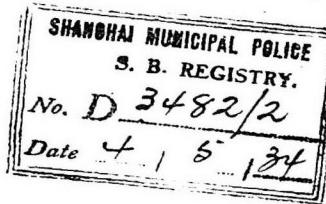
May 5, 1934.

5 Morning Translation

demanded water. The Superior of the Mission refused the request, whereupon a dispute arose.

Considering that the dispute has assumed serious proportions, Messrs Yuan Lee Tang and Kiang Yih Bing, Councillors of the Shanghai Municipal Council, accompanied by Mr. Feng Ping Nan, a Land Commissioner of the S.M.C. proceeded yesterday afternoon to the Shanghai Waterworks Company to discuss a settlement of the dispute.

It is understood that the Company is considering the proposals submitted by the mediators.



3

May 4, 1934.

Morning Translation

Shun Pao and other local newspapers:-

RENT REDUCTION COMMITTEE'S LETTERS TO COURTS

On behalf of the tenants of the houses on Chang Ka Zah (長者宅), Dah Chi Road (大赤路), the local Rent Reduction Committee yesterday sent the following two letters to the Special District Court and the Nantao District Court:-

(1) To the Special District Court:-

"Our Committee has received a letter from the Chang Ka Zah Branch stating that one of the members of the branch has been ordered by the Court to pay all rentals deposited in banks to the landlords. This Committee also received letters from the Shun Chen Li Branch, Yangtzeppoo, stating that several of their members have been oppressed by the landlords.

The tenants in question have had their houses sealed by the Court and their property detained.

"During the present trade depression, high rentals should be reduced. If the Courts assist the landlords, a critical situation will arise, and the prosperity of the district will be affected. We request you to consider the matter."

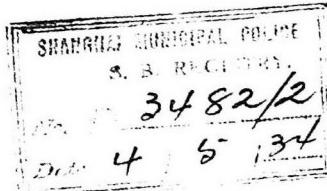
(2) To the Nantao District Court:-

"Our Committee has received a letter from the San Tuo Li (三多里) Branch, Dah Chi Road, stating that the landlords of the terrace are pressing for the payment of rentals. We have also received a letter from the Tung Jen Fang (同仁坊) Branch, West Gate, stating that the landlords of the terrace have requested your Court to instruct two of the tenants to pay the increased rentals. As the oppression of the landlords is intolerable, we have to request your Court to protect the tenants."

China Times:-

HONGKEW CITIZENS TO HOLD MEETING

The 5th, 6th, 7th, 17th, 25th, 27th, 28th, 30th and 38th Branches of the First Special District Citizens Federation, and the street unions on Broadway Road, Szechuen Road and other roads will hold a meeting at 2 p.m. to-day in the 17th Divisional Branch of the Federation, Jen Chih Li (仁志里), Szechuen Road, to discuss the rent reduction movement and other important matters.



May 4, 1934.

Morning Translation.

China Times and other local newspapers :

DISCONNECTION OF WATER SUPPLY

Following the disconnection of water supply to the Bei Teh Li Alleyway (北涇里) off Tatung Road, negotiations were conducted by the tenants with the landlord and the Shanghai Waterworks Company, but proved unsuccesful.

Yesterday Lawyer Wong Yee Koh (王易乾), representing the tenants received a reply from the Shanghai Waterworks Company. In addition to despatching a letter refuting the statements made by the Shanghai Waterworks Company the lawyer accompanied by several representatives of the tenants called at the company. They were received by the sub-manager, Mr. Walter. The lawyer told him that the tenants would pay the water charges and requested the company to connect the water supply. The sub-manager, however, refused to accept the payment unless the tenants agreed to the installation of water meters.

The conference lasted several hours, but no agreement was reached and both sides remained obdurate.

Before the delegates of the tenants left the Company, they warned the latter that unless the Company complied with the request for the re-connection of the water supply, in accordance with the agreement concluded with the Shanghai Municipal Council, the Company should be held responsible for any incident resulting from the disconnection.

The following is the gist of the reply from the Shanghai Waterworks Company to Lawyer Wong Yee Koh:-

"In reply to your letter of the 27th regarding the water supply to the houses in Sinza and Tatung Roads, we have to inform you that the owner of the houses has already signed a contract with us for the installation of water meters.

"The articles quoted by you have nothing to do with the case, because after the landlord has accepted the terms and conditions of the Company, the payment of water charges is no concern of his."

"Under the circumstances, we had to disconnect the water supply. Please ask your clients to call on us to discuss the matter."

Yesterday the Chief of the Press Information Office of the S.M.C. sent a letter to newspaper offices stating that the report published in yesterday's issue concerning an interview between Lawyer Wong Yee Koh and Mr. Jones, Secretary of the S.M.C., was inaccurate. Mr. Jones did not side with the Waterworks Company neither did he refuse to consider the request of the representative. The letter added that Lawyer Wong did not interview Mr. Jones.

SHANGHAI MUNICIPAL POLICE
S. B. REGISTRY.
No. D 30826
Date 1/5/34

"B"  
14-34 (Misc) Pootoo Road  
May 3rd, 34.

8.

RENT REDUCTION MOVEMENT.

Between 5.15 p.m. and 6.15 p.m. 2-5-34, another meeting was held at No.58 Hong Zeu Fong alleyway off Mapai Road by the "Hong Zeu Fong Sub-committee of the Rent Reduction Movement Association". About 40 persons were present with one named Sze Sou Ying (徐叔英) presiding. Enquiries ascertained that the house tenants of the said alleyway, owing to the fact that several houses had been sealed by the S.S.D. Court due to the non-payment of house rent to the land-lord, became distrustful of the said Sub-committee, therefore the president of the afore-mentioned Sub-committee called this meeting and invited a member from the Rent Reduction Movement Association, North Honan Road, named Tseu Foo Chang (徐福昌) to attend. At the conclusion of the meeting, the following decision was passed:-

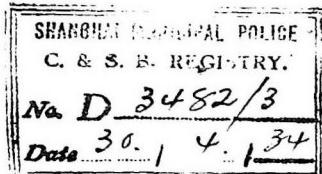
D.D.O. "B" Div.

Dr. B. J. Morris,  
Senior Det. 1/c

(1). That whoever wishes the house rent to be reduced, should have his name signed on a paper to the effect;

(2). That all the over-due~~d~~ house rent are to be paid to the land-lord before this decision is made, and the house rent since then will be deposited in the Bank. (This was decided before but was not carried out).

D. S. I.



April 30, 1934.

Morning Translation

- at which the following resolutions were passed:-
1. That the office of the Sub-branch be situated in the Hwa Primary School in the terrace.
  2. That the expenses of the branch committee be borne by the tenants.
  3. That no rentals be paid unless the landlords agree to a reduction.
  4. That rentals be deposited in the Shanghai Bank until the dispute is settled.
  5. That the China Realty Company be requested to reduce the rent.

An election of 17 Executive Committeemen and seven Standing Committeemen took place during the same afternoon.

Sin Wan Pao and other local newspapers:

#### DISCONNECTION OF WATER SUPPLY TO BEI TEH LI ALLEYWAY.

With reference to the disconnection of water supply to the Bei Teh Li ( 比德里 ) alleyway, off Sinza Road, by the Shanghai Waterworks Company at the request of the Catholic Mission, the owners, the tenants of the alleyway called a meeting at which it was resolved to lodge a protest with the Catholic Mission concerned. Up to yesterday evening, the water supply was still disconnected.

Near the Bei Teh Li alleyway stands the Bei Teh Girls School and owing to the inconveniences incurred from the disconnection of water supply, the School has suspended studies for two days.

At a meeting held at 8 p.m. yesterday at the premises of the Min Shou ( 民智 ) School, about 600 persons were present, including representatives of various public bodies.

Lawyer Wong Yien-kwoh ( 王咸綏 ), representing the tenants of the Bei Teh Li alleyway, yesterday despatched the following letter to the Chinese Ratepayers Association and various other public bodies:-

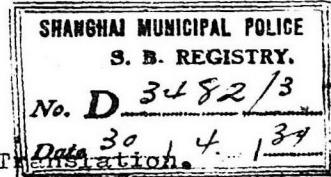
"According to tenants of the Bei Teh Li alleyway, off Sinza Road, the water supply has been provided for many years by the Catholic Mission, the owners of the property. Owing to high water rates in 1930, the tenants agreed to an increase of \$1. The owners have attempted to increase the water charges by \$5, but the tenants object.

"Without warning the tenants, the owners at 9 a.m. April 24 requested the Shanghai Waterworks Company to disconnect the water supply to the Bei Teh Li alleyway.

"Upon enquiries at Sinza Station, the tenants were informed that the disconnection was due to the non-payment of house rentals, while at the Shanghai Waterworks Company, they were told that this action was carried out on the instructions of the owners.

"According to the agreement between the S.M.C. and the Shanghai Waterworks Company on March 17, 1928, either the landlord or the Shanghai Waterworks Company is allowed to disconnect the water supply to houses.

"The water supply concerns the life of the people and we hereby ask your Association to despatch a letter to the S.M.C. requesting that the Shanghai Waterworks Company be instructed to connect the water supply at once."



April 30, 1934.

Afternoon Translation.

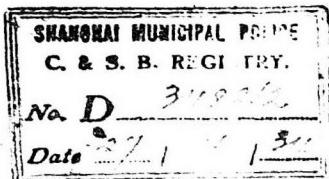
Chen Pao publishes the following comments:

RENT REDUCTION MOVEMENT.

Due to trade depression, local residents have requested landlords to reduce the rentals. The movement to reduce the rentals has not met with much success, but cases wherein landlords have forced the tenants to vacate their premises or increased the rentals have frequently occurred. We are surprised that the municipal authorities have not assisted the public.

The landlords of Bei Teh Li (北伐里), Tatung Road, reported to be Catholics, have increased the water charges. The tenants oppose the increase and the water supply is now disconnected. This action has been sponsored by the Catholics who preach "righteousness" and "love." The lives of the tenants will be in danger if fire breaks out on the premises.

The landlords should at once restore the water supply to the tenants.



Misc. 14/34.

"B"

Pootoo Road

26th April

34.

7.

#### RENT REDUCTION MOVEMENT.

Between 3 and 4 p.m. on the 26-4-34, about 10 persons, claiming to represent the 28 house occupiers of the Yuen An Lee alleyway off Gordon Roads, at No. 1176 Yuen An Lee, Gordon Road where the following resolutions were passed:-

(1). That a Sub-committee of the Rent Reduction Association be organized and measures adopted to be in compliance with the regulations laid down by the Shanghai Municipality Rent Reduction Committee.

(2). That Fong Ling (方霖) and Wong Ts Kong (王芝康) be appointed to represent the above sub-committee in negotiating with the land-lord re the 'reduction of rent' affairs.

(3). That in the event of land-lord refusing to accept, in future, the amount of rent as laid down in the afore-said regulations, same will be deposited in the Kin-Cheng Bank pending settlement.

D. S. I.

*S/*  
*See 29/4/34*  
D.D.O. "B" Division.

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full).....Rent Reduction movement.

File No. 11111  
SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY  
West Hangkow Station  
No. D 3/2  
Date 3RD APRIL 1934  
Date 1 1/2

Made by D.S.I. Hill

Forwarded by C. D. T. Hill

Sir,

I beg to report, that between 7 p.m. and 9 p.m. 22/4/34 about 100 members of the 32nd Branch of the Shanghai Citizen Rent Reduction Movement, held a meeting at their branch office, situated at No. 341 Kaifeng Road, in order to discuss the furtherance of the movement. One Zung Yong Fong, residing 197 Sung Kong Li Kaifeng Road acted as chairman of the meeting.

The following are some of the resolutions which came for discussion.

- (1) That in respect of houses constructed prior to 1925, the present rental be reduced 10%.
- (2) In respect of houses constructed subsequent to 1925 and prior to 1927 the present rental be reduced 20%.
- (3) In respect of houses constructed subsequent to 1928 and prior to 1930, the present rental be reduced 30%.
- (4) In respect of houses constructed subsequent to 1931 and prior to 1933 the present rental be reduced 40%.

No untoward incident occurred.

Attached copy of pamphlets distributed at the meeting.

C. D. T. Hill

Det. Sub Input.

Included  
Special Agent  
26-4-34  
D.D.O. "C" Div.

Officer 1/c.

Special Branch.

81  
FILE  
for file  
J. J. P.

SHANGHAI MUNICIPAL POLICE.

Miscellaneous  
SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

Hongkew M. D. Station

Date April 20th, 1934

REPORT

Subject (in full) Sze Zien Lee Rent Reduction Committee Branch Association.

Made by and Forwarded by Det. Insp. A. Telfer.

Sir,

Herewith a handbill found by C.D.S. No. 233 Pao Shee Chi on Seward Road on the afternoon of April 20th., 1934, same is forwarded for your information.

I am, Sir,

Yours obediently,

Alexander Telfer  
Det. Insp.

Officer i/c Special Branch.

SD  
11/12/34  
JW

Noted  
19/04/34

April 19th.

An important meeting will be held at  
8 p.m. on the 20th. inst. (Friday) at the 6th.  
District Branch Association of the Citizen's  
Federation situated in the first alleyway of  
the Sze Zien Lee alleyway (East Seward Road)  
to discuss certain urgent matters. you are  
expected to attend at the appointed time to  
give your opinion.

Sze Zien Lee Rent Reduction  
Committee Branch Association.

遷啟者茲訂於本月二十日(星期五)下午八時在師善里第一  
一弄市民聯合會第六區分會內開緊急會議討論重要議

案務希

援冗駕蒞發表 宏論共策進行勿延乃禱此頌

台祺

師善里減租支會啟四月十九日

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D

Date 13/4

"B"

Misc. 14/34.

Pootoo Road

19th April

34.

6.

KENT REDUCTION MOVEMENT.

With reference to the previous report No. 5 in respect of the above subject, a copy of the petition, which was supposed to be delivered to various Chinese Authorities by the "Hong Zeu Fong Sub-committee of the Kent Reduction Movement Association, was obtained by C.D.C. 145 and was forwarded to the Special Branch for information. A rough translation of same is herewith attached.

*Hoshik*  
D. S. I.

*S/See file*  
*2/2*

*Div. Division*  
Senior Det. 1/c

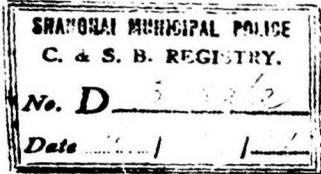
*Seen  
W/o 20/4/46.*

D.B.O. "B" DIVISION.

A ROUGH TRANSLATION OF THE PETITION MADE BY THE  
HONG ZEU FONG SUB-COMMITTEE OF THE RENT R.M.A.

The petitioners beg to bring to your notice the following oppression adopted by the landlord, Phen Nyi Tai, of the Hong Zeu alleyway off Ferry Road & Robison Roads:-

The houses situated at the above address and the property of Phen Nyi Tai, a well-known rice merchant, and are under the management of the Probst, Hanbury (China) Ltd., Jinkee Road. Owing to the comparatively high rate of rent imposed upon the tenants, the latter therefore organized a "Rent-Reduction Sub-committee" in order to request the land-lord to make a reduction of the house rent. As a result of the financial embarrassment faced by all the tenants, naturally some of them had to owe some three months' rent to the land-lord, and as a consequence of which, the latter, despite of the public opinion, had through the Court detained the and sealed the properties, which is a very cruel act. When the tenants rent the house, they furnished a guarantee paper which guaranteed the tenants' financial possibilities. Now the land-lord instead of acting through the proper channel, that is to ask for the rent from the respective guarantor, had adopted such a bitter measure. The land-lord was undoubtedly naturalized by those imperialists and had therefore adopted the imperialistic action. We hereby respectfully beg to request you, for the spirit of the late Dr. Sung's "Three People's" doctrine, to prevent the landlord from pressing the tenants any further. The petition is herewith presented to you by our representatives Yih Yuen Foong, Sze Sou Ying, Koo Kou Hsian & etc.



\*B\*

Misc. 14/34.

Pootoo Road  
15th April

34.

5.

#### RENT REDUCTION MOVEMENT.

Between 4 and 6 p.m. 14/4/34, some 20 persons, all tenants of the Hong Zei Fong alleyway off Mapai Road, held a meeting at premises No.58 in the above stated alleyway discussing the question over the three houses Nos. 12, 43 & 55, which had been sealed by the authority of the S.S.D. Court on the 13/4/34, 28/3/34 and 13/4/34 respectively for the non-payment of the house rent due to the landlord. The following resolutions were then passed:-

- (1). That representatives should be selected to proceed to the City Government of Shanghai, the Bureau of Social Affairs and the Kuomintang Headquarters together with petitions requesting their instruction to the landlord to cancel the sealing orders on the above mentioned three houses and also the latter be warned to stop any such action in future.
- (2). That the Kuomintang Headquarters and the City Government be asked to instruct all landlords to reduce the house rents immediately.

The meeting was held between 4 and 6.10 p.m. 15/4/34 in the same address where about 20 persons put in their appearance. At the conclusion of the meeting, the following named persons were chosen to represent the so-called "Hong Zei Fong Rent Reduction Sub-committee" and were despatched to proceed to the various authorities.

*S/  
See you  
W.H. 16/4/34.*

"B"

Misc.14-34.

Pootoo Road  
15-4-34.

5 (Page 2)

-continued-

as above mentioned at 9 a.m. on the 16-4-34:-

- (1). Shun Dah (盛大),
- (2). Yih Yuen Foong (義雲峰),
- (3). Tsang Soong Pah (張松柏),
- (4). Koo Kou Hsian (顧古香),
- (5). Sz Sou Ying (施瘦影).

  
B. S. I.

Senior Det. i/c

Officer i/c Supt. Branch.  
B.D.O. "B" Division.

SHANGHAI POLICE  
C. & S. B. REGD.

No. D 3482/2

Date 17/3/34

Misc.14/34.

"B"  
Poctoo Road

16th March

34.

4.

RENT REDUCTION MOVEMENT.

S.D.C. 145 reports that between 4.30 p.m.  
and 5.30 p.m. 16-3-34, about 50 persons, claiming  
to be members of the "Hong Aeu Fong" Sub-committee  
of the Rent Reduction Movement Association, held a  
meeting at No.58 Hong Aeu Fong Alleyway off Mapai  
Road and passed the following resolution:-

That beginning from March 1934, only  
60% out of the present rent is to be paid to the  
land-lord. In the event of the land-lord refusing  
to accept this payment, the same would be deposited  
in a bank pending settlement.

*H.S.L.*  
D. S. I.

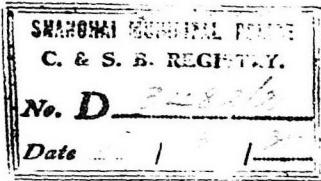
~~SI~~  
~~See or know N~~  
~~See file~~  
~~JL~~

*Det. B. Division*  
Senior Detective i/c

D.D.C. "B" Division

*Seen  
Wk 17/3/34.*

Officer i/c Special Branch



Mac: 14/34

30

Pootee Road  
March 4th.

34

At about 2 p.m. on the 3-3-34 about 10 persons assembled at No.51 Yeu Teh Li, off Pooteo Road when one named Pan Kou Hwa (彭國華) presided and passed the following resolutions :-

- (1). That a sub-committee of the Rent Reduction movement be organized.
  - (2). That the measures adopted to be in compliance with the regulations laid down by the Shanghai Municipality Rent Reduction Committee.
  - (3). That the following persons be elected as the staff of the sub-committee :-

(1) Hsuen Han Zung (熊漢臣) (2) Wong Kee Kyi (黃和記)  
 (3) Tai Nyi Ding (戴義廷) (4) Wong Ching Hwa (王慶華)  
 (5) Pan Kou Hwa (彭國華) (6) Dau Shing Pao (陶次寶)  
 (7) Sung Liang Kou (孫良國) (8) Lee Foh Ziang (李福祥)  
 (9) Pan Chi Sing (彭啓新) (10) Zung See Soong (程詩頌)

This meeting was attended by C.D.C.145 but apart from the resolutions passed there was no other business discussed. An insertion in the Sing Wen Pao (cutting attached) gives practically the same information.

In the Sing Wan Pao dated 4-3-34 the following was inserted :- The tenants of the Hong Zeu Fong alleyway off Maynai Road had organized a sub-committee of the Rent Reduction Movement Association, in order to relieve their

financial position and that they had registered same at the Headquarters of the movement. They were appealing for the Public to support them in this agitation.

They further announced that eleven persons had been elected as members of the committee :-

- (1) Yih Yuen Foong (葉雲峯) (2) Koo Kou Hsian (顧古香)
- (3) Sz Sou Ying (施瘦影) (4) Tseu Chi Ching (周吉慶)
- (5) Tsang Soong Pah (張松柏) (6) Fong Wen Sen (方文生)
- (7) Sung Sing Kong (孫新康) (8) Lee Wei Keng (李為庚)
- (9) Yue Peh Ping (于伯平) (10) Ying Taung Zee (印泉庄)
- (11) Wong Nyi Tsah (王宜燦) .

The 3rd. mentioned person according to inquiries by C.D.C.145 is the president of the Tseng Hwa primary school at No 57. of this alleyway and the 10th. mentioned is an ex-detective formerly attached to Louza Station. These two men play a very active part in the sub-committee and it has been learned that they are going from house to house collecting sums ranging from 30 cents to a dollar for the expences of the committee. Cutting of newspaper attached.  
.....  
.....

At about 10 am. on the 4-3-34 some 32 persons claiming to represent 37 houses in the Tseng Hsing Foong alleyway off Penang Road, held a meeting at No. 49 of this alleyway and passed the following resolutions:-

- (1) That a sub-committee of the Rent Reduction Movement be organized.

Page 3.

(2) That a petition to the same effect be sent to the  
4th. District Rent Reduction Movement Association at  
No.1260 Ferry Road for registration.

(3) That the following persons be elected as the staff  
of the above mentioned sub-committee:-

(1) Teeng Tsung Loong (張俊龍) ( a Medical Doctor)

(2) Tseng Chao Ming (鄭超民) ( a tea shop master )

(3) Loo Hsing Foo (羅榮富) ( a piece goods shop master )

(4) An unknown representative of the Tseng Tai Hard-ware sh

(5) Tsau Lien Mai (曹連喜) ( an odure contractor )

(6) Wong Tsum Zung (王俊臣) ( a wine shop master )

(7) Zung Tzu Hsung (沈樹勳) ( a school teacher ).

C.D.C.145 attended the meeting and apart from the  
resolutions stated above nothing else was discussed.

D.D.O."B"

  
D.S.I.

Included in special  
report by  
5/3/34.  
to be forwarded  
by  
5/3/34.

Noticed  
6/3/34.

One copy sent to Officer i/c. Special Branch.

For attention please  


6 1934

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
No. D <u>34/23</u>
Date <u>14/2/34</u>
"B"

Misc:14/34

Pootoo Road  
14/2/34

2.

At 11.55 a.m 14/2/34 Insp:Holt and S/I Martin brought to the station a poster agitating for the reduction of rents, which they found posted on a wall on Robison Road. Enquiries in the vicinity failed to locate any persons who had seen the poster put up.

Transalation as follows:-

"Reduce the rents to relieve the distress of the people.  
Rent Reduction Committee of Shanghai."

~~S. I. Holt  
See File  
to J.H.~~

  
D.S 123.

  
See  
Wk 16/2/34  
Sen: Det: i/c.



E. 22F  
G. 5m-11-32

SHANGHAI MUNICIPAL POLICE

C. & S. B. REGT

No. D 3482  
Date 10-2-34

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No.: Misc. No.14/34.

"B" Division,  
Pootoo Road Police Station.  
11.2.34. 19

Diary Number: 1

Nature of Offence:

Time at which investigation begun and concluded each day

Places visited in course of investigation each day

## RECORD OF INVESTIGATION.

At 2 p.m. 10.2.34 a meeting was held at No.57 Hong Zeu Fong alleyway off Mapai Road by residents of the above mentioned alleyway for the purpose of organizing an association to join the "Shanghai Municipality Rent Reduction Party". Pamphlets were issued to about 90 residents but when the meeting was held only 4 or 5 put in an appearance. During the meeting one named Sze Seu Ying (施兆英), the Principal of the Cheng Hwa School at No.58 Hong Zeu Fong, Mapai Road, presided and passed the resolution that the "Hong Zeu Fong House Tenants Association" be organized for the aforementioned purpose. No other business was discussed and no untoward incident occurred.

D.S.I.

Officer i/c Special Branch.

Included 12/2.  
in Special report  
by D.S.I. Macleod  
on 10-2-34.

W.H.

FILE  
J.P.

SHANGHAI MUNICIPAL POLICE.

REPORT

Wayside Station 3482/2

Date March 20th, 1934

Subject (in full) Rent Trouble at Se Wo Li, East Seward Road.

Made by..... and Forwarded by Detective Inspector Wardrop.

Sir,

At 11.30a.m. 20-3-34, a party of Judicial Police and 1st. S.S.D. Court officials visited the Se Wo Li, East Seward Road, and proceeded to seal up the furniture and household effects of the tenants. Police were informed and attended to prevent any disturbance.

It appears that the tenants of forty houses about seven months ago commenced to agitate for a reduction of rent, and since then have deposited the rent in the bank instead of paying the landlords who are the Republic Land Investment Company, No. 21 Yuen Ming Yuen Road. The landlords took action in the 1st. S.S.D. Court for recovery of the rent, and recently obtained judgment for three months rental..

In consequence of above judgment, an order was issued by the Court attaching the household effects of the defaulting tenants and restraining them from moving same until the rent was paid. As a result of the Judicial Police carrying out the above order in house Nos. 4, 6, 10, 13, 25, 40, 42 and 46, the tenants of 3, 7, 9 12, 14, 17, 22, 24, 32 and 44 paid up the rent outstanding by them to the landlords representative who was present.

Judicial Police and Court representatives will again visit the above alleyway on the morning of 21-3-34, to execute the order on the remaining houses. The tenants representative and leading actor in the agitation is a Chinese lawyer named Wong Chih S (王志士) who has an office at No. 3 Se Wo Li, East Seward Road.

I am, Sir,

R. Wardrop,

D. I.

D. D. O. "D".

Officer in Charge Special Branch.

Seen  
Wardrop  
3/24

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTERS/34  
No. D 3482/2  
Date 8th March 1934  
To Langkau Station

Subject (in full) Rent Reduction Movement.

Made by D. S.I. Hill

Forwarded by Insp'r G. Watson

Sir,

I beg to report that between 2.30 p.m. and 3.40 p.m. on the 8/3/34, some 150 representatives of various branches of the Shanghai Citizens Federation held a meeting in the Chinese General Chamber of Commerce, in connection with the furtherance of the Shanghai Municipal Rent Reduction Movement. At the conclusion of the meeting, it was decided to appeal to the Shanghai City Government and the Chamber of Commerce for assistance in carrying out the movement, nothing further was discussed.

No untoward incident took place.

Enquiries by C.D.C. 99.

*D. Hill*

Det. Sub Insp't.

D.D.O. "C"

~~Officer i/c,~~

~~Special Branch.~~

*Noted  
10th Mar*

SHANGHAI MUNICIPAL POLICE.

REPORT

Yangtze River, 8/2/2  
Date March 11, 1934, 1:30 P.M.

Subject (in full) ... The Rent Reduction Movement.

Made by D. S. I. Gash

Forwarded by 77th S.I.

Sir,

C. & S. S. 63, on special observation duty reports that an association known as the 19th Rent Reduction Union, was formally inaugurated at a meeting held at the Lin Ching Primary School, No. 22 Winching Faung, Linching Road at 2 p.m. March 12.

The meeting which was attended by some 20 house-tenants of the same alleyway, was presided over by one named Wong Tse Liang (王世良), a resident teacher at the above school. Discussion took place on the question of rent reduction following which it was unanimously decided that those in attendance shall each contribute 50 cents as an inauguration fee and a monthly subscription to the movement of 2 cents.

One named Zung Kiu Fong (陳久芳) who claimed to be a representative of the General Rent Reduction Committee attended the meeting.

*S. J. Gash*

77 Seen 10/14/34

D. S. I.

D. D. O. "D"

Copy forwarded to U.S.C. Mr.

SHANGHAI MUNICIPAL POLICE.

REPORT  
F.6/34 G.R.

Gordon Road Station,

Date Mar. 9, 1934.

Subject (in full) Report Re Organisation of another Branch Office of the

Rent Reduction Movement Committee at Foh Yuen Lee (福源里)

Connaught Road, (House 9, Lane 519 Connaught Road).

Made by D.S.I. Moir. Forwarded by *Moor*

Sir,

A Branch Office of the Rent Reduction Movement Committee has been opened by one named Moh Kyi S (毛基思), at the Shee Zaung Primary School (希常小学), situated at House 9, Lane 519 Connaught Road (Foh Yuen Lee Alleyway (福源里弄)). This office was formally opened on the 6th March 1934, and slogans of the usual wording have been posted outside the doors of every house together with posters of the "Direction for Rent Reduction", translation of which is as follows:-

"Direction for Rent Reduction". "Time limit for rent reduction: From the month of January in the Year 23rd Year of the Chinese Republic (Year 1934) to December of the 26th Year of the Chinese Republic (Year 1937)"

"Degrees of reduction of house rents:-

1. 10 percent discount be made in paying rent on houses built between the Year of 1922 and 1924.
2. 20 percent discount be made in paying rent on houses built between 1925 and 1927.
3. 30 percent discount be made in paying rent on houses built between 1928 and 1930.
4. 40 percent discount be made in paying rent on houses built between 1931 to 1933.

Houses which were rented in or after the Year of 1922, and if an increase has already been imposed on and paid by tenants a reduction must also be made on the increase already paid, in accordance with the discount mentioned above.

Copy to Special Branch.

*J. Moor*  
D.S.I.

Special Report  
10/3/34  
10/3/34

10/10/34

報 90 日 捷

馬其思

長

民國廿三年一月起至廿六年十二月止

期限▼

陳力岸

康

1934年1月號  
大英書局

## 減租辦法

### ▲減租等級▼

民國十一年至十三年所造房屋以九折付租

民國十四年至十六年所造房屋以八折付租

民國十七年至十九年所造房屋以七折付租

民國二十年至二十二年所造房屋以六折付租

在民國十一年以後所租房屋中途有加租者應

照加租年份推算減租折扣

*Copy for Special Branch*

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
File No. P. 6734  
C. & S. E. REGISTRY.

REPORT

Gordon N. R. Station,  
No. D. 34226  
Date 11. 5. 1934.

Subject (in full) Further Report Re organization of a new Branch Office of the  
Rent Reduction Movement Committee at Markham Li, Markham Road.  
Made by D.S.I. Moir Forwarded by *Snapt. W. Maran*

Sir,

An inauguration meeting of the Markham Li Alleyway Rent Reduction Movement Committee was held at the Kee Yuen Garden, 168 Connaught Rd between 2.30 p.m. and 3.30 p.m. on the 4/3/34, when a representative named Zung Kiu Foong (朱九章) from the Shanghai Rent Reduction Movement Committee's Headquarters attended and presided over the meeting, at which the following resolutions were passed:-

1. That the rent in this alleyway be paid with a 20 per cent discount in accordance with general rules decided by the Headquarters.
2. That the unreasonable oppression by the landlord ordering the tenants of this alleyway to remove be opposed and ignored.
3. That no rent or water rate be paid before dissolution of these problems, all the rent and water rate due should be deposited in a reliable bank instead of paying them to the landlord, unless ordered by this committee.

120 persons attended this meeting, 9 men were then elected from amongst them as executive committees, their names follow:-

1. Taung Tuh Ling (鍾德林).
2. Ching Tuh Yeong (金德英).
3. Wong Zai Shui (黃瑞壽).
4. Tsang Tung Zai (張東泰).
5. Tsang Sau Zee (張少齊).
6. Lieu Sau Ching (劉少慶).
7. Chui Te Bei (崔德培).
8. Lieu Hung Shuan (劉衡善).
9. Woo Chai Ziang (吳家祥).

*Note d  
10/5/34*

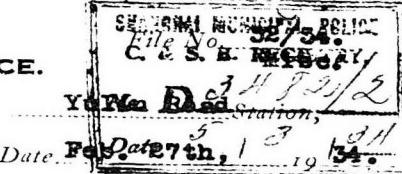
*J. S. I.*

*Moir*  
D. S. I.

Copy sent to Special Branch.

SHANGHAI MUNICIPAL POLICE.

REPORT



Subject (in full) Rent Reduction Movement.

Made by D.S. Hide, Forwarded by [Signature]

Sir;

In connection with the above movement C.D.S. 170 reports that at 2.p.m. on the 25th inst the Sing Koong Lee, Yangchow Road, Tenants Association held a meeting at house 16, Lane 310 Yangchow Road, which was presided over by one Chia Ts Chiu (賀志秋).

No discussions were made, the only business conducted being the election the following committee members to represent the 120 tenants of the Sing Koong Lee who were present:-

Zung Ts Shiang (陳志馨)

Chia Ts Chiu (賀志秋)

Tsang Shing Yuen (唐新原)

Tsang Hai Nan (張海南)

Wong San Zi (王三子)

S Yuin Chu (徐雲秋)

Tsang Ts Ling (張植齡)

Wong Sung Tai (黃森泰)

Heu Mou Ts (候茂芝)

Lee Tsoong Tsung (李宗政).

I am, Sir,

Your obedient servant,

Laurence W. Hide

D.S. 356.

S. D. 1/e

D.D.O. "D"

Copy to O.C. Sp.Bch.

Special Branch

SHANGHAI MUNICIPAL POLICE  
File No. D. S. I. REGISTRY

SHANGHAI MUNICIPAL POLICE.

REPORT

Gordon Road Station,  
Date February 27, 1934

Subject (in full) Further Report Re organisation of a new Branch Office of the  
Rent Reduction Movement Committee at Markham Li, Markham Road.  
Made by D.S.I. Mair Forwarded by Joseph J. Mair

Sir,

Attached is one form received from the Shanghai Rent Reduction Committee, Branch Office, 397 Lane, Markham Li, Markham Road, same we are informed are to be distributed to all house tenants in the near future, to be filled in.

Attached also is a pamphlet advising all masons and carpenters to reduce the cost of building in order to facilitate cheaper rents, no threats or radical words contained in same.

WHD 27/2/34

J. Mair.  
D. S. I.

Copy sent to Special Branch.

~~21~~  
~~FILE~~

H

房  
租  
調  
查  
表

(Shanghai Rent Reduction Committee)

上 海 市 減 低 租 房 委 員 會

\* 填法

凡有相對性質之問句。如「自己地產」、「租地造屋」刪去。又如「國曆」、「租地造屋」二項。保房主之自己地產者。可將「租地造屋」刪去。詳意好。

填表者

(蓋印及簽名)

Tenant. (one who fill in this form) (者表填即)						戶租		
"(Land owned by self or leased from)"		產地已自 屋造地租	"Landlord's name"			主房		
"Location of house"						牌門段地		
"Length of H"	深度	"Width of house"	闊度	"No. of stores"	屢數	"No. of rooms"	間數	積面屋房
Is the house sub-let or occupied by one family?	租 金若干 與人共 收	Or indirectly through sub- house master.	二間 東接 向	Was it rented from landlord or through Sub-tanekiae?	房 直 接 東 租 向			法租
How long has the house been built?							數年築建屋房	
or Old calendar? 租歷	付 廢 年 期 滿 何	Is the rent being paid by now? 請 註 歷	Has the rent been increased?	近年 租 金 是否 增加?	Is the water rate included in the rent?	Present rent	金租在現	
How long will the contract be expired?	時 年 期 滿 何	Is there a contract signed between you & the landlord?	同 期 限 合 否	How long you have occupied the house? <i>How many months rent owe to landlord?</i>	幾已 月 個 幾 欠		數年住租	
Your Opinion re Rent Reduction.							意減租	

(內會合聯民市區特會商市橋宮后天址地)

SHANGHAI MUNICIPAL POLICE.

SHANGHAI MUNICIPAL POLICE  
REG'D. NO. 8-6734.

No. D 3482/2

Gordon Road Station, No. 261, 264

Date February 26, 1934.

REPORT

Subject (in full) Re Organisation of a new branch Office of The Rent Reduction Movement Committee at Markham Lee (Markham Lane 397), Markham Road.

Made by D.S.I. Moir Forwarded by Chambers

Sir,

A Rent Reduction Movement Committee Preparatory Branch Office has been organised at Markham Lee, Markham Road (Lane 397) by one named Tsang Tung Zai (張德才), a tailor, residing at 204 Markham Lee. Six other residents of this alleyway have been elected as executive committee of this office and a formal report to this effect has been forwarded to The Rent Reduction Movement Committee Headquarters for approval. Names of 4 of the 6 executive committee are as follows:-

Wong Zai Soo (黃瑞壽), Chinese Doctor.

Chui Ts Bai (邱子白), Cigarette shop master.

Chung Tuh Ling (鍾復林), Mill Detective., Hung Tsang Cotton Mill.

Nieu Mah Ts (劉麻子), Cigarette shop master.

It is also learned that a formal inauguration meeting will be held as soon as "orders" from the Rent Reduction Movement Committee Headquarters are received.

J. Moir  
D. S. I.

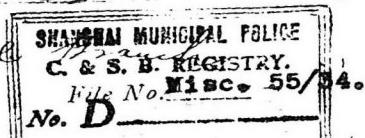
Copy sent to Special Branch.

Special  
Report of  
26/2/34  
Moir

W.H.

H.H.  
P.W.

Copy for Officer i/c Special Branch  
SHANGHAI MUNICIPAL POLICE.



Central Station

Date February 16, 1934.

REPORT

Subject (in full) Pamphlets advocating the reduction of Rents found displayed on numerous shop windows and shutters.

Made by \_\_\_\_\_ and Forwarded by C.D.I. Knight.

sir,

I beg to report that during 15th and early morning of 16th inst., two kinds of pamphlets advocating the reduction of rents, purporting to have emanated from the Reduction of Rent Committee of Shanghai, were found posted on the outside of shop windows and shutters in Central District.

One pamphlet is hereto attached, as is also a copy of the other and a rough translation of same. These pamphlets are displayed by practically all the shops in this District.

I am, Sir,

Yours obediently,

*Knight*  
C. D. I.

D. D. O. " A "

Officer i/c Special Branch.

*S1  
see glass  
see to FILE*

*JR*

*noted  
Wk 11 2/2*

Translation of two pamphlets posted outside the shop windows and shelters in Central District in re "Reduction of Rent" campaign.

1.

Reduce the rent in order to rescue the people from embarrassment.

The Reducing Rent Committee of Shanghai.

2.

Method of Reducing Rent.

Limit of Time

From January, 1934 to December 1937.

Rate.

Houses built during the years of 1922 and 1924 to pay 90% of rent.

" " " " 1925 and 1927 to pay 80% of rent.

" " " " 1928 and 1930 to pay 70% of rent.

" " " " 1931 and 1933 to pay 60% of rent.

Houses rented after 1922 and have since increased the rent, the reduction would be calculated according to the year of the increase.

The Reducing Rent Committee of Shanghai.

Copy to Sp. Branch

Misc. File No. 90/34.

SHANGHAI MUNICIPAL POLICE.

Hongkew Station,

REPORT

Date February 14, 1934.

Subject (in full) Arrest of two coolies posting bills on electric light poles.

Made by D.S.I.Crawford,

Forwarded by Det.Inspr. Telfer,

Sir,

At 10.30 a.m. the 14/2/34, C.P.C.1136 found Zung Ping Tseu (陳平舟) 35, native of Tsungming, residing 229 Woochang Road and Koo Yoen Chang (顧遠章) 25, Tsungming of the same address, both employed as tea-boys in the Chinese Chamber of Commerce, North Honan Road, posting bills on electric light poles on the Minghong Road and brought them to the Hongkew Station.

The bills referred to are of two kinds relating to the reduction of rents and the oppression of the tenants (copies attached).

On being interrogated the two men were found to be tea boys employed in the branch office of the Chinese Chamber of Commerce, 229 Woochang Road and they had been instructed by a clerk in the head office of the Chamber in North Honan Road to paste the bills on poles on the following roads; Tiendong, Minghong, Woochang and Woosung Roads. The bills were given to them by the clerk at the Chamber of Commerce, North Honan Road and for this work they received no extra pay. The two coolies live on the premises of the branch office at 229 Woochang Road and pay no rent.

The bills and paste were detained at the station and the two coolies allowed to go at 11.30 a.m. after receiving a caution that no bills should be pasted on electric light poles. They were also instructed to inform a responsible person of the Chamber of Commerce that the bills and paste would be returned provided he called at Hongkew Station.

I am, Sir,

Your obedient servant,

R. Crawford

Senior Detective i/c.

D. S. I.

S. I.  
See above  
to FILE

D.D.O. "C" DIVISION.

JR. See D. S. I.

Get back  
Sp. Branch  
14 FEB. 1934

The procedure for decrease of house rent.

Limitation of Period.

Commencing January, 1934 & ending December, 1937.

Degree of decrease of house rent.

On premises built in 1922 to 1924, a reduction of 9% should be made.

On premises built in 1925 to 1927, a reduction of 8% should be made.

On premises built in 1928 to 1930, a reduction of 7% should be made.

On premises built in 1931 to 1933, a reduction of 6% should be made.

The reduction of rent will be calculated according to the year in which the rent was increased, i.e. from the year 1922 or year of increase.

Issued by "Decrease of house rent"  
Committee of Shanghai.

SHANGHAI MUNICIPAL POLICE.

REPORT

West Hongkew Station,  
Date Feb. 14, 1934

Subject (in full) Agitation for Rent Reduction

Made by D.S. Moore

Forwarded by D. V. R. H. C.

During the afternoon of February 14th, 1934, posters purporting to emanate from the Shanghai Municipal Rent Reduction Movement Committee were found pasted on shutters and doors of closed business premises on Boundary Road. The following is a translation of the contents of the posters.

1. To rehabilitate local business and to restore prosperity to Shanghai, rentals must be reduced.
2. Measures Governing the Rent Reduction Period. From January 1934 to December 1937
  - a) Rent on houses constructed between 1922 and 1924 be paid at 90% of the present rate.
  - b) Rent on houses constructed between 1925 and 1927 be paid at 80% of the present rate.
  - c) Rent on houses constructed between 1928 and 1930 be paid at 70% of the present rate.
  - d) Rent on houses constructed between 1931 and 1933 be paid at 60% of the present rate.
  - e) In a case where a house was rented after 1922 and the rental has been increased thereafter, the rate of reduction in rent to be calculated according to the year when rent was increased.
3. To reduce rent in order to relieve the distress of the people.
4. In order to enforce the doctrine of livelihood, the rent should first of all be reduced.

Sen:Det:i/c.

D.D.O."C" Div:

Officer i/c Special Branch.

J. Moore

D. S. 241

FILE  
JHS

SHANGHAI MUNICIPAL POLICE.

REPORT

Gordon Road

Station

Date, Feb. 14, 1934

Subject (in full) Re Poster found on walls at Gordon and Marham Roads.

D.S.I.M. 1r

Made by

Forwarded by

Marman

SAC,

The attached posters were found posted on walls at Gordon and Marham roads corner on the 14/2/34.

Translation follows:-

"The restoration and prosperity of Shanghai commercial market, the house rent must be reduced".

The Shanghai House Rent Reduction Movement Committee".

"To reduce the house in order to relieve the financial difficulty of residents".

The Shanghai House Rent Reduction Movement Committee".

F

L E  
J R

Mar.

Copy forwarded to Special Branch,

SHANGHAI MUNICIPAL POLICE

C & S. DEPARTMENT

miscellaneous 7602

No. D 3412

Date June 1933

Sealed

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Meeting regarding Rent Reductions.

Made by D. I. Bennett

Forwarded by W. Robertson C.

Sir,

During the afternoon of 20th May, a rent reduction meeting was held at 186 Burkill Road from 2 pm. to 5pm. The total number in attendance was 122. No result other than the election of 7 representatives to conduct negotiations with the Local Government. One handbill regarding the issue of "revisional Rent Reduction" is attached.

cc(sy B.)

I am, Sir,

Yours obediently,

J. Bennett

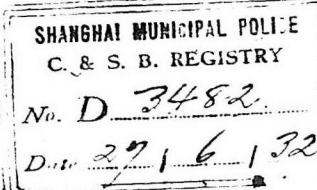


Included  
I.R. of 29/4/33

B

Information

07:6:33



Political (3)

June 27, 1932.

Shanghai Citizens Rent Reduction and Remission Movement Committee - General Meeting

One hundred and thirty two Chinese claiming to represent various local bodies attended a meeting convened by the Shanghai Citizens Rent Reduction and Remission Movement Committee in the Zang Kung Primary School, 186 Burkhill Road at 3 p.m. June 26 and passed the following resolutions:

1. That the Shanghai Municipality be requested to promulgate before the end of June measures for dealing with rent reduction and remission.
2. That the Shanghai Municipality be requested to request the Judicial Authorities not to hear any case regarding the current rent dispute until these measures have been promulgated.
3. That seven representatives be appointed to submit an appeal to the Shanghai Municipality regarding the rent question.
4. That local various bodies be instructed to submit similar appeals to the Municipality.
5. That a manifesto be issued advocating the necessity for rent reduction and exemption.
6. That those tenants who have entered into agreement with the landlords regarding rent reduction be entitled to the same reduction and exemption as those who so far have not done so.
7. That the local water companies be requested to continue the supply of water to tenants irrespective of the application of the landlords for discontinuance of supply as a counter measure against the non-payment of rent.
8. That pending the promulgation of measures by the Municipality the rentals be deposited in the banks.

During the meeting, copies of a handbill containing the following resolutions passed at the 2nd Representative Meeting held in the Ningpo Fellow Countrymen's Association on April 29, 1932, and submitted to the Shanghai Municipality for approval and promulgation were distributed among the attendance:

1. That the rent of houses in areas north of the Soochow Creek be remitted for February, March and April, while the rent question for May and subsequent months be decided in accordance with the circumstances obtaining.
2. That the rents of houses in Nantao, Pootung and Western District Extra-Settlement road areas be remitted for February and March and that only 40% of the rent be paid for April and until such time as normal conditions are restored.

June 27, 1932.

3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid for April and until such time as normal conditions are restored.
4. That the rents of houses in Chanci, Chenju, Kiangwan, Wusung and the areas north of the Boundary Gates of the Settlement be totally remitted until such time as normal conditions are restored.
5. That with the exception of the districts mentioned in (1) and (4), charges for electricity and water etc. for the period during which rent is remitted be paid by the tenants and that the sub-tenants should also pay the rates to the 1st tenants proportionately.
6. That the 1st tenants and the sub-tenants be entitled to equal remission and/or reduction in rent.
7. That during the period of rent remission and reduction, neither the estate owner nor the 1st tenants should ask their sub-tenants to remove or increase the rental.

Zuan Foong Li, Kashung Road - tenants inaugurate a Union

A new body under the style of the "Zuan Foong Li Tenants' Union" was inaugurated at a meeting held by some 50 persons at Lane 304, No.3 Kashung Road, between 3 and 5 p.m. June 6. Besides the election of committee members to take charge of the Union, the meeting was marked by the passing of a resolution that the owners of the estate, the Shanghai Investment Company, be asked to remit rent for three months and to reduce the present rentals until normal conditions are restored.

Federation of Kung Yue Li, Pah Tai Deu and Nyieh Sz Ka (off Thorburn Road) Tenants - inaugurated

Some 20 members of the above mentioned federation held a meeting in their office, No.33 Pah Tai Deu off Thorburn Road, between 2 and 4 p.m. June 26, when the federation was formally inaugurated. During the proceedings copies of a letter addressed to the landlord of the houses in the above mentioned three alleysways soliciting sympathy from and urging the landlord to remit rentals for three months, February, March and April were distributed.

SHANGHAI MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICIPAL POLICE

C & S. B. REGISTRAR

Kashring Road Station,

No. D 3482.

Date May 16, 1932

Date 18/5/32.

Subject (in full) Meeting of Tenants Association of the Zai Kung Li, Zai Chung

Li and Zai Yue Li Alleyways, off E. Kashring Road.

Made by D.S.I. Willgoss.

Forwarded by *D. S. I. Willgoss*

Sir,

I beg to report as follows.

At 9 a.m. 15th May, 1932, a meeting of the above association was held at the Yangchow Theatre in the Zai Yue Li Alleyway of Urga Road, O.O.L.

Zung Kiu Fong, a shop owner and member of the North Szechuen Road Merchants' Union, presided, assisted by Tsu Pao Loo, shop owner and member of the Urga Road, Kashring Road and Point Road Merchants' Union.

About 100 members were present.

The following resolutions were passed :-

1. That the landlords be requested not to collect rent for the past 3 months.
2. That the landlords be requested to charge the same rent for red brick houses as charged for blue brick houses (Note red brick house rent is \$35 and \$32 per month and blue brick house rent is \$24 per month).
3. That tenants should not pay rents until a reply to No. 1 and 2 be received from the landlords.

The meeting broke up at 11 a.m.

A circular calling the meeting and the Associations regulations are attached.

*Willgoss*

D. S. I.

D. D. O. "D".

(S.B.)

8/1  
R.M.

SHANGHAI MUNICIPAL POLICE  
C. & S. DIVISION

No. D. 9482  
Tutte Road Station  
Date July 15, 1932

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full)

Re Attached

Made by

and

Forwarded by Inspector MacGillivray

Sir,

Reference attached, I beg to report that the handbill referred to in attached chit was forwarded together with a detailed report to Political Department on the 3-7-32.

I am, Sir,

Your obedient servant,

MacGillivray

Inspector 1/c.

D. O. "D" Division.

Serial

Date

Recd.  
15 JUL 1932  
Barrett

Off. Spring Branch  
Tutte Rd.

W.C. CO. 1  
JULY 1932

E. 22F  
G. Jun. 5/32

*Copy to S. Branch.*

SHANGHAI MUNICIPAL POLICE  
C. & S. L. REGISTRY

SHANGHAI MUNICIPAL POLICE. D

CRIME DIARY.

CRIME REGISTER No.:— 229/32

Division.  
Yulin Road Police Station.  
July 4th, 1932.

Diary Number:— 2

Nature of Offence:— 36

Time at which investigation begun and concluded each day

9.30 a.m.—10.30 a.m.

3-7-32.

Places visited in course of investigation each day.

Crime Branch Office.

RECORD OF INVESTIGATION.

At 9.30 a.m. on the 3-7-32 the Compt. accompanied by Sheriff Yang Kai Shou of N-44 Kyung Poh Lee, Avenue Road, came to the Station with reference to this case.

Yang Kai Shou was interrogated by the undersigned and C.O.C. 185 and he corroborated the Compt's version of the affair, and in addition stated that a slight altercation occurred between the Compt and Liu Ng Tsang at the time the latter was acting as interpreter. the cause being a difference of opinion over the payment of rent for the months during which the sino-Japanese hostilities were in progress.

However, since the Sheriff can speak fluent English, there appears no reason for the services of Liu Ng Tsang being required.

The Compt still expressed his desire to charge the two accused persons in view that he intends to take Court proceedings for an ejection order, and a conviction for assault against the two defendants would be favourable for his case.

C.O.C. 181 who resides at Pah Da Lou has been instructed to endeavour to effect the arrest of the two accused.

Sent Act: 1/c

C.O.C. Div: H

Officer a/c Special B'ch.

D.S.

J. J. 5.7.32.

SHANGHAI MUNICIPAL POLICE

CRIME DIARY.

D. I. 4-17-1932

DIVISION.

Tulin Road Police Station.

July 21 1932

Crime Register No. 229/32.

Diary Number 1.	(Sheet No. 1.)	Nature of Offence:—
Time at which investigation begun and concluded each day	8.00 p.m. to 7.00 a.m. 8.30 p.m. to 10 p.m. 2/7/32.	Places visited in course of investigation each day. <b>33, 113, 157, 125 Thorburn Road and vicinity.</b>

RECORD OF INVESTIGATION.

Place or description of premises.	<b>Thorburn Road south of Fingliang Road.</b>
Time and date of offence.	About 4.45 p.m. 2/7/32.
Name, occupation and address of complainant.	<b>E. J. M. Vaillant, Priest, Mission du Kiang Nan, 22 Hanning Road.</b>

Number of criminals with full individual description.

Weapons used and shots fired if any, persons injured etc.

In cases of Murder or Suspected Murder points (a) to (d) should be answered.

- (a) Time and date body was discovered.
- (b) Position, appearance and marks on body.
- (c) Apparent cause of death.
- (d) Motive if known.

Full Details of Method used in Committing offence

In cases of larceny, housebreaking etc., all the points (e) to (l) should be answered, if known. In all cases in which there is fraud, the false pretence and the character assumed by the suspect should be fully described.

- (e) Mode of entry including manner of approach to premises.
- (f) Means used (tools etc.)
- (g) Character assumed by criminal, and story told etc.
- (h) Mode of transport and description.
- (i) Peculiar act (poisoning dog, partaking of food etc.)

Reg. Intercepted D.O.D  
on the handbill and particulars  
of the attitude of complainants.

4:7:32.

F.I.R. 229/32.

CRIME DIARY NO. I. (SHEET NO. 2)

- (j) What staff employed on premises?
- (k) Are they all "old" servants?
- (l) If not, what was their last employment and for how long?
- (m) What was their "characters"?
- (n) If any suspicion attached to any of them and if so, which one and for what reason?
- (o) Are old servants suspected?
- (p) Are friends and visitors above suspicion, if not, who is suspected?

Classification of property stolen. Value \$

Classification of property recovered. Value \$

Arrests.

Remarks

(Any outstanding or peculiar feature to be commented on by investigating officer.)

At 5 p.m. the 2/7/32 the complainant reported that while in the vicinity of Pak Da Deu, off Thorburn Road, for the purpose of visiting the tenants of a large number of houses in that locality, which are the property of the Mission du Kiang Nan, 22 Nanziang Road, he had been assaulted by a large crowd of Chinese, and was rescued by C.P.C. 2340 of Gordon Road Station, who brought him to the station.

The complainant bore no marks of injury whatever, the only signs of assault being a tear in the right sleeve of his gown.

Enquiries were made by the undersigned and C.D.C. 273, with the following result. The complainant stated that he in company with his shroff named Yang

## SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No.: 229/32.

"P" Division.  
 Yulin Road Police Station.  
 July 2, 1932.

Diary Number:-	1.	Sheet No. 3.	Nature of Offence:-	36.
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Time at which investigation begun and concluded each day

Places visited in course of investigation each day.

## RECORD OF INVESTIGATION.

and two private watchmen Lin Hui Kiong of 230 Thorburn Road and Tsang Ah King of 183 Thorburn Road, went to Pak Lin Lou with the intention of ascertaining the attitude the tenants were adopting re the payment of rent since February 1932. He visited a wine shop at 125/7 Thorburn Road, which is occupied by one Ling Nyau Sung and during his enquiries a male English speaking Chinese who was in the shop acted as interpreter. About half an hour later he visited the Tsung Fah (錦泰) Pawnshop, at 155/7 Thorburn Road, and on emerging from same he was confronted by the English speaking Chinese who, together with several others forthwith assaulted him, without, complainant stated, any provocation whatever, C.P.C. 2340 then appeared and brought complainant to the station.

During the assault the sheriff and the two watchmen disappeared.

The above detectives accompanied by the complt. made abortive efforts to locate the English speaking Chinese, but on returning to the station it was found that he himself had reported the affair. He gave his name as Lin Ng Tsang of 113 Thorburn Road and was accompanied by one Wong Hui Ning of 33 Thorburn Road.

The complainant stated that the former had assaulted him but he could not definitely identify the latter. C.P.C. 2340 stated that he had seen both men on the scene

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No: 229/32.

.....Division.

.....Police Station.

19

Diary Number: 1. Sheet No. 4. Nature of Offence: 36.

Time at which investigation begun and concluded each day

Places visited in course of investigation each day.

### RECORD OF INVESTIGATION.

but did not observe them take part in the assault.

One of the two watchmen Ma Hui Liang was also unable to state whether or not the two men had been concerned in the affair. The complainant stated that he did not wish to charge the men and they were subsequently cautioned and released at 7 p.m. and an entry was made in the Occurrence Book and the incident was regarded as closed.

At 7.40 p.m. the complainant telephoned to the station and stated that he had received information that it was definitely the above two men who had assaulted him and that he wished to prefer a charge against them.

He later attended the station and stated that on returning home he found the shroff Yang and the other watchman Tsang Ah Ching, waiting there, and they stated that it was the above two men who assaulted him, however he did not bring these men to the station.

A further visit was subsequently made to the home of Liu Ng Foang and Wong Kien King but they could not be located.

The complainant was instructed to bring the shroff Yang and the watchman Tsang Ah Ching to the station at 9 a.m. 3/7/32, however, in the event of the arrest of the accused again being effected, the nature of the offence is such that it is doubtful whether a charge

# SHANGHAI MUNICIPAL POLICE.

## CRIME DIARY.

CRIME REGISTER No: - 229/32.

..... Division.

..... Police Station.

..... 19

Diary Number: - 1. Sheet No. 5. Nature of Offence: - 36.

Time at which investigation begun and concluded each day

Places visited in course of investigation each day.

### RECORD OF INVESTIGATION.

of assault could be preferred against them, as the complainant now maintains he wishes to do.

During the course of enquiries re this case, C.D.C. 181 reported having picked up a pamphlet issued by the Tenants Union directing the tenants to pay rentals into the bank, as their request to the landlord for the cancelling of rents had been refused.

The name of the Union, alleyway, and bank is not given.

*Lawrence White*

D.S.

C  
S.O. 1/c.

I.P.C. (B).

G.C. Special Branch.

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NORTH-CHINA DAILY NEWS, SUNDAY, MARCH 22, 1936

DELEGATES of Chinese tenants of the Hardoon estates in Nanking Road, Hankow Road, Chekiang Road, Kiu-kiang Road, Peking Road, and Annam Road, held a meeting on Friday afternoon and resolved to ask for a forty per cent. house rent reduction and to refuse to pay rents from this month. The money, however, will be deposited with a bank.

File  
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et

## Nanking Acts On Rental Disputes

### Investment Returns To Be 12 Per Cent And Mediation Provided

Seeking to minimize friction between landlords and tenants, the Executive Yuan in Nanking has promulgated a set of regulations requiring local governments to set up a standard for rentals, restricting the returns from realty investments to 12 per cent annually, and ordering that all rent disputes be heard by a mediation committee before the cases are sent to law courts.

The regulations, to be effective as soon as rules for enforcement are approved by the Government, are expected to bring far-reaching effects to both landlords and tenants. They contain 17 articles.

Highlights of the regulations are:

#### Courts Not First Recourse

No rental dispute should be sent to law courts until efforts of the mediation committee according to these regulations fail.

The local governments, considering the local conditions, shall fix a standard for rents and submit the same to the superior for approval. Any revision of the standard because of change in social economical conditions should also be submitted for approval. The standard should be so fixed that returns should not be more than 12 per cent annually from the investments on the land and construction cost.

In the event of disputes over rents, the mediation committee should be called within seven days after the filing of application.

#### Make-Up Of Committee

The mediation committee is to be formed by a representative from the local government, a representative from the local Kuomintang, a representative from local court and a representative from each of the parties.

In the event that mediation results in an agreement, the agreement should be written down and filed with the local government. When the mediation fails, the case is to be referred to the law court. The mediation committee is to forward the records of the case and to be informed of the decision given by the court.

#### Fine Provided

In the event one of the parties fails to carry out terms of the agreement, he will be fined a sum double the monthly rent. If the conflicting parties fail to ask mediation and directly file their cases before the law courts, the latter may proceed with the case after fining the parties a sum representing one month of rent.

The mediation committee is to collect no charges for its service.

All rent cases, still pending in court or outside the court, are to be dealt with under these regulations.

File  
J.W.  
22 FEB 1936

## HOUSE RENT DISPUTE REGULATIONS

A Set of Important Articles  
Adopted by Yuan

### **MEDIATION BEFORE CASE GOES TO COURT**

A series of important regulations for the settlement of house rent disputes without bringing the matter to law courts were adopted by the Executive Yuan at a meeting on February 18. The main articles of the regulations are:

That, unless mediation fails after applying the following regulations, the matter shall not be brought to a law court.

That a standard house rent shall be fixed by the local government authorities according to local conditions. The highest standard house rent shall not be more than twelve per cent. of the yearly premium derived from the total value of land and buildings thereon.

That, when a dispute arises, at the request of either party, the local government authorities shall convene meetings of the mediation committee to bring about a settlement of the dispute within one week.

That the mediation committee shall be composed of representatives from the local government office, local Kuomintang office, local district court, and parties to the dispute.

That parties to the dispute shall nominate their delegates within one week after receiving a notice.

That during the period of mediation, the landlords shall not force their tenants to vacate the premises occupied by them.

That, when mediation is brought to a successful conclusion, a written statement shall be made out, signed by the parties to the dispute, and reported to the government office.

That this written statement shall be regarded as a contract between the parties to the dispute.

That, when mediation fails, due to the disagreement of either one party or both parties, and the dispute has been referred to a law court, all documents connected with the unsuccessful mediation shall be sent to the court concerned.

That, after a dispute has been settled through mediation, either party which has failed to observe, or carry out, the agreement entered into in this regard, is liable to a fine amounting to twice as much as the monthly rent for which dispute they have come for mediation. Landlords who force tenants to vacate premises during the period of mediation are liable to a similar fine. The local government office will ask the law court to execute the decision.

That no charges shall be made for the mediation of house rent disputes.

That house rent disputes, which have not been settled when the regulations are promulgated, shall be settled according to the provisions of the regulations.

MEASURES FOR REDUCTION  
OF RENT

That the National Government be requested to fix the rate of interest on investments in immovable property at not more than five per cent, and to re-assess the value of land was decided upon by members of the Rent Reduction Committee at a meeting held in the Chinese Chamber of Commerce building, North Soochow Road, on Sunday afternoon. Among other decisions reached were that the Executive Yuan be petitioned to make an early promulgation of measures for a reduction in rent, that the National Government be requested to issue an order that taxes be collected also on vacant houses, and that members of various branch offices be notified not to conclude any new leases with landlords even if they are pressed to do so. Tenants of houses belonging to Liza Hardoon Co. also discussed the question for a rent reduction in the Chinese Chamber of Commerce building yesterday.

18.2.36

File  
M.L.

CHINA EX-EMBASSY  
S. P. F. C.

S. E. D. 2482

16

THE NORTH-CHINA DAILY NEWS, SATURDAY, FEBRUARY 15, 1936

REDUCING RENTS

The general tendency of rents in Shanghai to fall has been apparent for some time. Advertisements in this journal have been eloquent on the subject. Landlords have sensed the difficulty of the situation and, in consequence, have voluntarily offered rent reductions. No landlord claims to be possessed of an extra white pair of wings on that account; still the fact deserves record, if only because some landlords have not followed suit. There are, however, people, who consider the moment opportune to apply what might be called a method of artificial perspiration to the brows of the landlords—generous and stingy alike. In a certain property in Shanghai the rents were reduced not long ago to the extent of about 21 per cent. by the spontaneous action of the landlords. The tenants seemed to be pleased. This contentment was disturbed by receipt of a circular from an outside philanthropist who expressed a fervent belief in the value of what he called "a united protest" as a means of securing further favours from the landlords. His calculations were not based on sound reasoning for they included the statement that "houseowners are not inclined to allow any reduction, as long as they are not requested or forced by their tenants". The particular tenants whom he thus addressed had had practical proof of the falsity of that statement, but some of them, on the principle of trying everything once, lent an ear to his suggestions. In the desperate search for unity the public-spirited "organizer" offered to draw up a petition for signature by all tenants. He ingenuously proceeded:

As it is rather difficult to unite all the tenants of these flats, I undertake to make out such a petition, signed by all the tenants, to hand this petition over to the houseowners, and in general to do everything to obtain the desired reduction.

For this arduous labour a small sum was demanded in advance for "expenses", and the balance—ten times that sum—was to come when "a successful reply" had been received. It is to be feared that this attempt to create another flourishing industry will not prove remunerative. Most tenants realize the benefit of keeping in direct touch with their landlords without the interference of outsiders. The incident shows the necessity for detecting the spurious from the real in handling the rent problem. Landowners and homeowners comprise gentry who may be slow to respond to the economic requirements of the moment, in a time of changing values, but taken as a whole they cannot afford to be neglectful of these considerations. In any event, for the sake of encouraging a quasi-benevolent third party to exercise his talent for the manufacture of "round robins", no tenant in his senses is going to antagonize a landlord who has voluntarily reduced rents by 21 per cent.

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See 3 parts  
Rev 16.  
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P.D.'22  
3/15

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S. E. D. 3482  
16/1/36

THE NORTH-CHINA DAILY NEWS, WEDNESDAY, JANUARY 15, 1936

## JAPANESE JOIN IN RENT MOVE

### Committee Formed by Nth. Szechuen Rd. Residents

Japanese joined Chinese tenants agitating for a reduction in rent for the first time on Monday night when two Japanese residents of Fengluo Terrace on North Szechuen Road were elected to a committee appointed to negotiate with the landlord. Three Chinese were also chosen as spokesmen.

The election took place at the Lanfang restaurant in the same terrace on Monday night. This followed the distribution of handbills urging all dwellers in the property to gather for a meeting which was sponsored by Chinese.

A resolution adopted at the gathering urged a 30 per cent. reduction of the \$31 rental now being charged, according to the "Shanghai Mainichi."

Mr. Tsutomu Takahashi, residing at No. 57 Fengluo Terrace, was chosen one of the two Japanese representatives. He is now out of town and is expected to return at the end of January, according to the daily.

file  
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S. D. Q. 3082  
36

THE NORTH-CHINA DAILY NEWS, SUNDAY, JANUARY 12, 1936

The Shanghai Rent Reduction Movement Committee has submitted a petition to Gen. Chiang Kai-shek requesting that the authorities in Shanghai be instructed to make an immediate re-assessment of land values with a view to affording relief to the rent reduction movement.

File  
W.H.

SHANGHAI MUNICIPAL POLICE  
REGISTRY  
No. S. L. D. 3482  
Date 18/1/36

THE NORTH-CHINA DAILY NEWS, WEDNESDAY, JANUARY 8, 1936

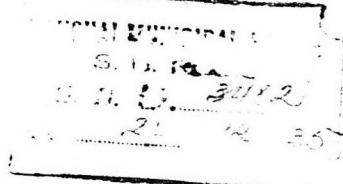
THE Federation of Rent Reduction Movement Committees of Various Districts in Shanghai with offices in Chapei has decided to organize an arbitration committee of civil engineers and architects for the purpose of settling all disputes over rent reductions. The First Special District Rent Reduction Movement Committee in the Settlement will hold a meeting at 2 p.m. to-day in the Chinese Chamber of Commerce building, North Soochow Road, to discuss steps to be taken to further the rent reduction movement.

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THE NORTH-CHINA DAILY NEWS, TUESDAY, DECEMBER 24, 1935

Rent Reduction



## HARDOON SUES FOO LOO ZOO

### Nanking Road Shop Owes Ten Months' Rent

The Foo Loo Zoo Restaurant, popular Chinese restaurant at 691 Nanking Road, was sued by its landlord, Messrs. S. A. Hardoon Co., in the First Special Court yesterday afternoon for the recovery of over \$9,000, the total amount of ten months' house rent due to the plaintiffs.

The defendant shop asked for a rent reduction for one-third, namely, that its monthly rent be reduced from over \$900 to a little over \$600, the reasons given by them being that business was bad and other landlords had given similar reductions to their tenants.

The plaintiff declared that the fact that other landlords had given rent reductions to their tenants could not prove that the value of land had depreciated and that the fact that the defendant had paid several months' rent at the original rate after their lease contract had expired showed that they were willing to occupy their premises at the original rent rate.

Judgment was reserved till Saturday.

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# Sensational Rent Reduction Ruling In Shanghai

Will Highest Tribunal Sustain Judgment Of Court?  
—Creation Of A Board Urged For Settling  
Landlord-Tenant Disputes

By ARTHUR AND T.  
Recently, the Special District Court handed down a ruling that granted to the tenant-plaintiffs a 20 per cent. reduction in their rentals, retroactive to January 1 of this year. Irrespective as to whether this judgment will be sustained by the highest tribunal, the considerations involved are of immense interest. No doubt, the legal aspect will be the subject of much professional wrangling, but what of socio-economic guidance in this matter?

From the point of view of the owner, holder, or investor in the Court's judgment is alarming and appears inequitable. How is it in the competency of the judiciary to interfere with price-fixing, which is automatically governed by supply and demand, is queried. Why should lessors submit to arbitrary ruling? And did the Court in issuing this judgment reckon:

1.—That tenants may be taking unfair advantage of their landlords by organizing collective demands for reduced rentals when the rates charged may be moderate and not at all productive of a good return to investors;

2.—That the Court is unduly interfering with private rights;

3.—By its authoritative action, it weakens the lessor's fiscal position, which sets up a chain of effects leading to disastrous issue;

4.—That the decision is rather of an unprecedented nature, which, even if unsustained finally, could cause, in the interim, serious consequences to the general body of land-holders dependent upon banks and financiers who would be disconcerted by the administrative intrusion and its implications;

5.—That the landlords suffer the risk of vacancy and are unable to obtain relief from the State;

6.—That owing to adverse conditions obtaining in real estate, landlords are not in an advantageous position—it is a tenant's market—and the latter could seek premises suitable to their ideas of rental, the Court action thus adding momentum to an already descending movement, which, apart from appearing inequitable, is aggravating.

7.—That as no two pieces of property can be identical, the measure of warranted rental differs and the question whether a certain landlord is over-rating his premises or not depends on his individual case; a general ruling is not suitable, as its application would be more than fair in some cases and impropér in others.

The above points are sufficient for practical purposes but are not exhaustive of the owner's case.

## The Tenant's Angle

Taking up the tenant's angle, we have:

1.—That there is a great disproportion in his budget of rent to earnings—he feels that the product of his work goes mainly to landlords;

2.—During times of prosperity he pays increased rentals and why should this fixity outlive general declining conditions?

3.—Whilst there has been widespread fall in rentals, shifting his locale to lower-priced premises would not compensate for the loss he would incur by the transfer—it is not only a matter of initial removal expenditure to him but, as in the case of a professional or retail business, there would be a setback in the clientele built up and accustomed to frequent a certain locality; illustrative of this angle, we have the Wing On and Sincere Companies emporium developments that not only served the existing large population in the neighbourhood but by reason of this presence drew to themselves a large customer trade, which, in turn, added considerably to the density of the district—their industry built up the neighbourhood almost as much as the environment developed them;

4.—That the tenant in the majority has small means which puts him at a disadvantage towards the landlord;

5.—The occupant, in the course of his tenancy, quite often prevents dilapidation of the property leased by him, even enhances its value through improvements put in at his own expense, and as fixtures revert to the owners if not otherwise stipulated, a removal to other quarters may entail considerable loss;

6.—Premises constitute a first necessity, and therefore, if exploited, would exert inordinate hardship—it should, he thinks, be regulated by the authorities;

7.—Landlords in general, it is averred, are taking advantage of the enhanced value of Settlement and Concession areas which, but for special protection and extraterritorial privileges, would level down to that of the enveloping districts.

There are several other points which may be brought up but let us be content with an equal number for either party.

## Socio-Economic Principles

It is not difficult for legal wits to advance arguments ad lib on contending sides, but what we are here concerned with is the reception and treatment to be given by the authorities to this matter. It is true that whilst another case in court met with a decision which was against tenants who pleaded rent reduction on the ground of the prevailing depression, yet the ferment on the question of rent reduction will not subside and the subject would have to be very seriously taken in hand by the State. The problem has hardly any precedent and, therefore, the authorities, in finally shaping out a "deal," would be greatly assisted by creating a "reference frame" or seeking guidance from fundamental socio-economic principles.

A cursory inspection of "backgrounds" shows that, in equity, the primary consideration is the axiomatic dictum of the greatest good of the greatest number. As a corollary, individual life must be subordinated, or rather made to harmonize with, collective existence. The civilized governments of the world have recognized that first necessities have to be made subject to regulation by the State. In the field of utilities, for instance, a municipal franchise contains restrictions upon profits and rates—profiteering tendencies are suppressed through articles and by-

**Monopolistic Factor**  
Applying these broad considerations to real estate—especially urban—it cannot be denied that land, being limited, tends to become monopolistic, as, at any one time, all the existing terrain is being owned by a group, and it is irrespective whether such group is made up of a few powerful magnates or by a great number of small holders. The point is that the condition for a monopoly exists. These ideas are not new and as far back as two centuries ago "the single tax" on the rent of land was debated by the famous group of French economists, known as the Physiocrats. The arguments of this school of thought were popularized, a hundred years later, first in America and then abroad, by the eminent American writer on economics, Henry George, whose unselfish devotion to economic and social questions attracted enormous popular feeling and respect. The basis of his doctrine was that the private ownership of land, like that of air and sunlight, is inequitable. Whilst the tax proposition which emerged was rejected by economists, a consensus of opinion recognizes that there should be measures aiming at the gradual state appropriation of future unearned increment of land, that is to say, the benefit in rising values created by the existence of a community should redound to the commonweal. In 1913 Lloyd George, then British Chancellor of the Exchequer, put forward a Land Reform Scheme that harmonized with modern aims, which tend to reduce the power of land monopoly. He proposed bringing the subject of its control and use under a Ministry of Lands. The incidence of the Great War prevented the development.

This should serve to indicate the modern world trend and attitude, especially towards land in cities, where continuous appreciation of values is due to communal usages and not to any merit of the possessors, who are responsible only for improvement which, of course, will be exempt from taxation.

## A Nucleus For Reform

As far as Shanghai is concerned, these views are rather extreme, and it is not suggested that any attempt be made to introduce the application of reforms as conceived by the most advanced minds, which reforms have not yet been universally adopted. However, they would serve as a basis for the adoption of an attitude which would look with favour on the introduction of measures that could alleviate the genuine hardship experienced by the vast body of renters in general who find that in Shanghai the item of rental is out of all proportion to their total overhead.

The Chinese Government should take particular care to investigate the creation of a Board to whom all disputes between landlords and tenants, as regards rentals, can be referred. The Board should be constituted of duly-appointed representatives of landowners, tenants, and delegates of the Government. Such personnel would be in a much better position to handle individual cases than a Court of Law.

As the Government is about to create a Mortgage Bank and relieve the situation by amending the alienation law, it would be appropriate, concomitantly, to form a body or chamber to enforce reasonableness and fairness in matters of rates of rental.

Without effecting a radical reform, the Chinese Government could thus enact measures in keeping with the inevitable future trend.

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## TENANTS' ACTION FOR RENT REDUCTION

No Evidence to Show Estate Has Depreciated:

### Area Not Affected by Order

The full text of the judgment in a rent reduction action brought by Canton Road shop proprietors against Tsung Teh Rental Agency, their landlords, is now available. The action was recently dismissed by the 1st Special District Court's Civil Division and a report has appeared in the "North-China Daily News." Mr.ao Wen-chi, attorney-at-law, represented the tenants, while Dr. L. Yang was the lawyer for the landlords. A translation of the judgment follows.

#### Judgment

"The plaintiffs by their attorney asked for judgment that (1) the plaintiffs be exempted from paying two months' rent on account of the hostilities of January, 1932, amounting to \$2,756.64 (2) the plaintiffs be permitted to reduce the rent to an amount equal to 60 per cent of the present rate of rent from July 1, this year, that is, the rent should be reduced each month by the amount of \$51,328. (3) the defendants to pay costs.

"The plaintiffs allege that Wu-hia-chu is now occupying the premises at 448 Canton Road and operating the Fu Hsin Lih Shoe Store at the monthly rental of \$339.80; the plaintiff Nien Tsun-yung is occupying the premises at 456 Canton Road and operating the Jui Sheng Piece goods shop at the monthly rental of \$262.24; the plaintiff Chang Chi-san is occupying the premises at 452 Canton Road and operating the Shun Cheng piece goods shop at the monthly rental of 209.79; the plaintiff Chiu Hung-ting is occupying the premises at 434 Canton Road and operating the Ho Tung Shoe Store at the monthly rental of \$188.81; the plaintiff Ni Juan Yao is occupying the premises at 435 Canton Road and operating the Chong Kuan at the monthly rental of \$188.81; the plaintiff Wang Ying-se is occupying the premises at 430 Canton Road and operating the Hung ah Shoe Store at the monthly rental of \$188.81. That the plaintiffs have been occupying the said premises for more than ten years; that during the said period the rentals have been on several occasions increased on the ground of prosperity of the market; that at the present rate of rental is most twice as much as the original rental; that the plaintiffs have been suffering from the oppression from the capitalists; that in recent years there has been a general and serious depression; that as rental could be increased at prosperous times, it should be reduced at hard times; at the value of real property in Shanghai has depreciated which is a well known fact; that according to either party may apply to Court for increase or reduction of rent as the value of the real property should increase or decrease; that on these grounds the plaintiffs ask for a reduction of rent.

#### Reductions Near By

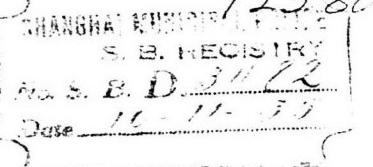
"The plaintiffs also allege that the landlords of the neighbouring property have reduced the rent by per cent, which are substantiated by the rent receipts; that the plaintiffs' demands are not without precedent; that although the defendants contend that the plaintiffs may vacate the premises if they should find the rent too high, the plaintiffs have all established business in the said premises and that so it is almost impossible for them to vacate these premises. The plaintiffs also contend that as the result of the hostilities in January, 1932, they closed their business; that according to custom and order by the Municipal Government, the plaintiffs should be exempted from paying two months' rent; that the defendants have refused all demands of the plaintiffs and so brought this action. The plaintiffs produced four rent receipts, chits and newspapers to substantiate their claims.

"Counsel for the defendants asked dismissal of the action with costs and alleged that the plaintiffs have been their tenants of the said property; that they have been paying the rental at the present rate since January 1, 1931 at which time re-adjustment of the said rental was relied upon; that there might have been increases prior to the said time if there were any, such increases were made by the former owner in which the defendants took no part; that at the time when the tenants agreed to continue the tenancy at an increased rate, there was a contract from which neither party would withdraw without the consent of the other, that as the plaintiffs did not agree to the reduction requested, the plaintiffs cannot alter the terms of such tenancy without the consent of the defendants; that as the plaintiffs are tenants on tenancy, they are always at liberty to terminate such by notice and vacating the premises if they could consider the rental exorbitant and unreasonable, that the defendants should not be forced to grant a reduction; that the only ground upon which the plaintiffs could ask for a reduction of rent is that the value of the real property they occupy has depreciated in value; that the plaintiffs have produced no evidence whatsoever to prove depreciation of the property they occupy; that the order of the Municipal Government only permitted exemption of rent in the Hongkew area, that is, north of the Soochow Creek; that the premises in question are situated south of the Soochow Creek; that the plaintiffs demand for two months' rent exemption is therefore groundless.

#### Reasons

"A contract when made with the agreement of the parties thereto is binding and cannot be altered by one party without the consent of the other unless the contract is void or voidable under the law. This is the rule laid down in decisions by the late Ta Li Yuan. In this case it is an undisputed fact that the plaintiffs agreed to the present rate of rent in January, 1931. Both parties have carried out the terms of the contract for the past few years without any controversy. It is quite obvious that the contract was consummated and has been binding and as such it cannot be altered by one party without the consent of the other. So the plaintiffs' claim for a reduction of rent in an amount equal to 40 per cent of the original rent on the ground of general depression cannot be entertained in law. It is true that Messrs. Sassoon & Co. have granted a reduction to their tenants but that is a different and separate contract and cannot be binding upon the defendants. It can neither be made a precedent to apply to this case. Where the property rented is real property either party to the contract may apply to the Court for increase or reduction of the rent as the value of such property should appreciate or depreciate. This is provided in Article 442 of the Civil Code. But under the law of procedure burden is upon the plaintiff to prove any fact that is beneficial to his claim. There has been no evidence to prove that the real property occupied by the plaintiffs has depreciated in value or to prove the extent of such depreciation. It is not sufficient just to allege that the value of the real property in general has depreciated. The plaintiffs also ask for exemption of rent. The Court finds that the premises rented by the plaintiffs are located on the southern side of the Soochow Creek and are not within the area affected by the order of the Municipal Government. The plaintiffs have not asserted such claims for the last few years and this shows that they have raised no objection to the payment of the rent.

"This Court, under the above circumstances, finds the plaintiffs' claim to be without reason and has given its judgment as above under Article 78 of the Civil Procedure."



*D. J. Mackay,*

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## ARTICLE 442 OF CIVIL CODE AND RENT LOWERING

New Hope in Statement  
on Currency Reforms

### MORTGAGE SECURITY

Harmful Curb on Supply  
and Demand

SPECIAL TO THE "N.-C.D.N."

The statement issued in connection with currency changes on Sunday and published on Monday makes reference to the creation of a special institution by the Government in Nanking to deal exclusively with mortgage business, and that steps would be taken to amend the present legal code so as to improve the security of mortgage deeds, stimulates the hope that the occasion will be availed of to revise Article 442 of the Civil Code under which recent applications to the District Court for reductions in rent have been made.

While it is true that the article in question permits landlords to apply for an increase in rent if the value of the property increases, and is consequently fair to both parties, the fact is that it is an attempt to interfere with the ordinary law of supply and demand, and to provide a method of doing so which it has already been shown is capable of capricious interpretation.

#### Property as Security

It is here suggested that in addition to making those changes which have already been suggested in connection with mortgages, attention might be given to the matter under review because, as has already been pointed out the existing law and possible methods of its application constitute a serious danger, and an obstacle to what after all is a very necessary business,—the lending of money against property as security.

From reliable sources it is learned that approximately 20 per cent. of built up property is at the present moment vacant. Landlords, in their own interests as well as that of their tenants, have in many instances willingly reduced rentals. Others have probably only to be approached with a good case to secure similar relief, for no landlord desires to keep his properties empty and will accept a lesser rental rather than have no tenants.

Those who are agitating for reductions have not always unimpeachable motives behind their actions, as has already been pointed out. But if a tenant really is unable to pay the rent which is being charged, and the landlord knows that the rental he is charging is so reasonable that he would have no difficulty in securing a new tenant, if the dissatisfied one would vacate the premises, surely it is only reasonable to require that the dissatisfied tenant should seek other and cheaper quarters.

#### Special Circumstances

It is a matter of simple logic to argue that, if the landlord can obtain the same rental from a new tenant, there has in fact been no decrease in the value of the property, but that an order from the court would bring about just such a reduction, and the result upon the mortgageable value of the premises consequently has to suffer proportionate diminution.

The analogy which it has been sought to draw between the Rent Restriction Act in Britain and Article 442 is not a good one. Conditions are not the same. In the case of the former it was a piece of special post-war legislation drafted for the purpose of preventing landlords taking a profiteering advantage of the housing shortage, especially with regard to properties of moderate and low rentals. There is no shortage here and there is all the evidence in the world to prove that landlords have not been profiteering.

There is yet another aspect of the matter to which serious consideration should be given. As the Article has been interpreted in one action it may very well have the effect of granting to the tenant a lease in perpetuity, for it would seem clear that so long as the tenant continued to pay regularly the reduced rent as ordered by the Court, it would be impossible for the landlord to secure a termination of the tenancy.

#### Term of Tenancy

It might be possible to bring forward a prospective tenant to say he would willingly pay the higher rental, but the fact that he might eventually pay it for only a month would undoubtedly be held by the Court to be no proof of the increase in value of the premises. If the tenant on the other hand agreed to pay the increased rent for a fairly lengthy period, the Court could very well argue that as this involved a lease for a term, and not a monthly tenancy such as covered by the Article, the landlord's application and the arrangement he had come to with a prospective tenant were designed to remove the property from the operation of the Article which is under criticism.

From a municipal point of view the logical operation of Article 442 would be unfortunate, for it places in the hands of a third party, the Court, power to effect reductions which if carried out on the scale some of the agitators desired, would result in considerable diminution in municipal revenue at the very time when such is least desirable.

#### Litigation Costs

These practical difficulties which the presence of the Article on the statute books creates are by no means all. It is possible for a tenant who does not intend to pay to force landlords to go through lengthy processes of law, to recover outstandings, and even when they have succeeded in their claims they have been faced with the fact that during the lengthy process of litigation, further arrears have accumulated and the same weary pro-

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## COURT DECISION ON RENTS CUTS CONFUSES ISSUE

**Realtors Perturbed at Recent Judgment**

### EFFECT ON MARKET

#### Peculiar Provision of the Law Dangerous

SPECIAL TO THE "N.C.D.N."

Two cases recently decided by the Special District Court judges are creating a great deal of perturbation in real estate circles for they reveal a peculiar provision of law on the one hand, and a diversity of opinion among the judges as to how it should be administered.

Within recent months groups of tenants have come together for the purpose of securing reductions in their rentals. Not because in the main the landlords or their representatives have been unreasonable in the adjustment of rents to the ability of their tenants to pay, but because it was fancied by the originators of the movement that corporate action would secure better results than individual negotiation. These organizations, however, have not always been formed by people with clean bills of health in the matter of the payment of rents, for in a number of instances the leader has been found to be one who, having fallen a long way in arrears, has sought by stirring up this particular form of agitation either to avoid or delay final payments and in any event to obtain a reduction not only of his future rent, but of that which is already owing. There has consequently been added to the existing difficulties of the real estate business, further disadvantages which the state of the law and the decisions of the Courts have done nothing to remove.

#### Cases in Point

In one of the cases under notice a suit was brought against a group of Chinese tenants by a landlord to recover arrears of rent. The defendants pleaded that as there had been a drop in the value of the property which they occupied the rent should be reduced by 40 per cent, and the judge before whom the case was tried, holding that such a decrease was unjustified, nevertheless compromised by ordering that the defendants should pay 20 per cent less, making his order operative as from the first of the year. Whatever the future payments may amount to, it is obvious that by such a decision the landlords have been mulcted in two months of the past ten months rentals which were already due.

The decision is founded upon Article 442, of the Chinese Civil Code, which lays it down that:

In case the thing leased is an immoveable, either party may apply to the Court for an increase or reduction of its rent in proportion to the fluctuation of its value, unless the lease is made for a definite period of time.

In the second case a number of tenants sued their landlords for a rental reduction of 40 per cent. on the ground that the market value of the property had depreciated and that the tenants were suffering from an unprecedented depression.

**Law of Supply and Demand**  
 The defence contended that the rent had remained the same since 1931; the landlords considered the rental charged was so reasonable that they would have no difficulty in replacing the tenants if they cared to move out. Arguing that the law of supply and demand applied in this case as it did in others, counsel for the landlords submitted that it was insufficient to prove that the values of real estate in general had decreased, but that in order to succeed the tenants would have to show that the property which they actually occupied had depreciated, and also to prove the actual extent of such depreciation. General depression was not, under the article in question, a ground for ordering rental reduction. That view was accepted by the Court which refused to grant the plaintiffs the relief which they sought.

#### Decisions Considered

The result of these two contradictory decisions is to bring about a chaotic condition which obviously requires remedying. The first decision indeed creates a paradox, for if the value of property is to be considered as based upon the income it will bring in from rentals, then it is obvious that the decision of the Court itself has brought about the depreciation. The second, it is contended, correctly interprets the law as it stands and is in all senses the more serious from the point of view of the real estate holder.

In that instance plaintiffs failed because they merely advanced the existence of general depression as proof that the property they were occupying had fallen in value. The Court could accept no such proof, but in deciding in that manner it made permissible the deduction, that if the plaintiffs had been able to prove that the property actually had fallen in value a reduction in rent would have followed under the Article quoted. The proof required is sufficiently strict that a close adherence to the law should make it well nigh impossible to secure that which the Article is presumably intended to provide, for in the absence of a reduction in the municipal assessment, the value of a property can only be a mere expression of opinion such as a court should be reluctant to act upon.

#### Principle at Issue

Nevertheless the principle underlying the Article is economically so unfortunate that its repeal or amendment is eminently desirable. So long as it remains upon the Statute Book it is a serious threat to the economic stability not only of Shanghai but of the whole of China. It has the effect of importing a degree of insecurity into transactions involving landed property, which may still further increase the present depression and prolong it indefinitely. For apart from

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THE CHINA PRESS, SATURDAY, OCTOBER 26, 1935

## Hardoon Plans 10 More Suits Against Tenants

### Actions Will Be Filed If No Settlement Can Be Made

With three suits for back rent still to be heard against Hardoon tenants on Nanking Road, 10 more actions of the same nature will probably be filed with the First Special District Court in the near future, a spokesman of the Hardoon estate told a China Press reporter last night. It all depends on whether or not some mutually satisfactory arrangements can be made within the next few days, it was stated.

In the meantime, however, the action of the First Special District Court this week in ordering a 20 per cent discount in rentals in connection with action brought by the Lih Dah Realty Company against some tenants on East Seward Road, is causing some concern to the Hardoon people. Despite this ruling, they are prepared to go ahead with their cases, the spokesman stated.

Since starting the rent reduction movement, members of the First Special District Rent Reduction Association, whose places of business are located along Nanking Road, have made little headway in their repeated negotiations with the Hardoon firm. Apparently both parties are sticking to their guns. No sort of compromise has been reached as the parties to the negotiations have advanced almost the same plea for their inability to see eye to eye with each other, to wit: business is bad, and we are all in the same boat.

Although a suit was filed last Saturday against tenants at Nos. 691, 699, and 463, Nanking Road, the Foo Loo Zoo Restaurant, the Heng Teh Lee Clock Shop, and the San Yih Silk Store respectively, for claims totaling \$15,787.83, no definite date has been announced by the First Special District Court for hearing. The Foo Loo Zoo Restaurant is said to be nine months in arrears, the other two shop houses four months each.

More than 10 other shop houses on Nanking Road will also be sued for back-rentals as soon as the debtor's judgment on the first three tenants has been handed down, according to information obtained from the Hardoon estate officials.

Other tenants on Nanking Road are alert to the results of the impending suits between the Hardoon estate and their tenants, as this is considered a test case in court. Whatever might be the court decision, the tenants on Nanking Road and elsewhere are anxious that the court take into consideration the circumstances of both debtors and creditors, and pay special regard to the present plight of local business, a spokesman of the First Special District Rent Reduction Association declared yesterday.

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THE CHINA PRESS, THURSDAY, OCTOBER 24, 1935

11222

## Landlords In City Now Out On Big Limb

First Special District  
Court Orders Realty  
Firm To Cut 20%

### VERNACULAR PRESS HALES DECISION

#### Property Owners View Judgment As Of Grave Import

Coming almost on the eve of the Hardoon rent case trials, the First Special District Court has handed down a decision ordering a 20 percent discount in payment of rents in passing judgment on a case brought by the Lih Dah Realty Company against tenants living at Fava Hsing Li, East Seward Road, a CHINA PRESS reporter learned yesterday.

The action was brought by the realty concern for recovery of back rents and the claim was undisputed by the defendants, except that they requested a reduction in rentals on the grounds of depressed circumstances and lack of business.

**Press Plays Up Decision**  
The vernacular papers have given considerable space to the judgment, maintaining that the court has finally taken cognizance of the importance of the rental reduction movement which has been underway for several months past. On the other hand, realtors and property owners interviewed yesterday afternoon by a CHINA PRESS reporter are inclined to view the decision with grave concern.

Some concern was expressed at the offices of the S. A. Hardoon Company, who have three similar actions now pending in the First Special District Court and expected to come up for trial before the end of the current week. This firm has refused to reduce rents in compliance with demands made upon it by the First Special District Rent Reduction Association, and tenants in arrears, especially the three defendants in the actions now pending, have deposited the rental sums with the court to be held pending the outcome of the trials.

Attorneys of the Franklin Chiu Law offices, who represented the Lih Dah Realty Company in the suit, expressed an opinion on the outcome of the case. They stated that while they were fully aware of the general depression in this city, they are inclined to believe that the slump is general and is felt by everyone, property owners along with everybody else.

They therefore took the attitude that before the Shanghai Municipal Council or any other official agency could reassess land values, lower taxes and lower interest rates on mortgages would have to be made first. For this reason, they pointed out, the court ruling lowering rentals means the encumbrance of all burdens by a single party, namely the property owners.

An appeal will be filed against the judgment, not exclusively for the benefit of this one case, but as a test case under existing conditions, attorneys of the Franklin Chiu offices stated.



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THE CHINA PRESS, SATURDAY, OCTOBER 19, 1935

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## "No Cuts, No Pay" Is Rent Group Slogan

Nantao Reduction Body Urges Vigorous Action, Plan Nanking Appeal

"No reduction, no pay," is the slogan adopted by the Rental Reduction Movement Committee of Nantao at a meeting held yesterday afternoon.

According to the decision, all tenants and merchants in Nantao will be notified to cease payment of house rentals to their landlords beginning from October and to deposit the rentals due the landlords in specially designated banks. Payment of the rentals in arrears will be made only after the landlords have taken the initiative of reduction in accordance with the schedule drawn up by the Rental Reduction Committee.

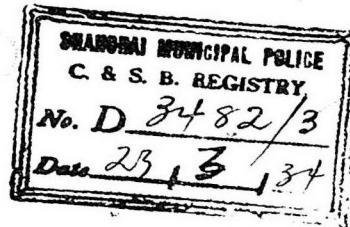
It was further decided to send a delegation to Nanking to present to the sixth plenary session of the Central Executive and Supervisory Committees of the Kuomintang on November 1 a petition urging the central government to issue a decree calling for a general reduction of house rentals. Other groups in the foreign settlements of Shanghai behind the rental reduction campaign in Shanghai will be asked to join in the delegation.

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March 23, 1934.

Morning Translation.

Min Pao and other local newspapers :

RENT REDUCTION MOVEMENT

Yesterday the Chapei District Rent Reduction Movement Committee addressed a letter to the Shanghai Rent Reduction Movement Committee requesting it to convene a meeting of sub-committees and units of the Committee in the immediate future.

The East & West Ziang Shing Li Unit of the First Shanghai Special District Rent Reduction Movement Committee, in a letter addressed to the Shanghai Rent Reduction Movement Committee, stated that the unit was inaugurated at 2 p.m. March 15 and that the schedule of the Committee for obtaining a reduction in rents is being followed faithfully.

The 19th Sub-Committee of the First Shanghai Special District Rent Reduction Movement Committee yesterday sent a letter to the Shanghai Rent Reduction Movement Committee to request that Brandt & Rodgers Co. reduce the rentals of the houses in Liang Nyi Li (兩宜里), Yochow Road, by 40%.

The following letter was received by the Shanghai Rent Reduction Movement Committee from the Sz 4er Li (邵義里) East Seward Road) Rent Reduction Unit :-

"Recently the tenants of the houses in Sz 4er Li Alleyway, East Seward Road, received a notice from the Shanghai Water Works Co. stating that unless agreements for water supply be signed by the tenants, the water supply to the alleyway would be disconnected. The tenants held a meeting at which it was resolved that 6 representatives be sent to make an appeal to Burkhill & Sons Co. and to request that artesian wells be installed."

On March 14 a lawyer engaged by the landlord of the houses in the San Tou Li Alleyway (三多里), Dah Chi Road (大智路), Nantao, sent a letter to the tenants urging them to pay the rentals for the months of February and March and intimating that legal action would be taken should the tenants refuse to pay the arrears.

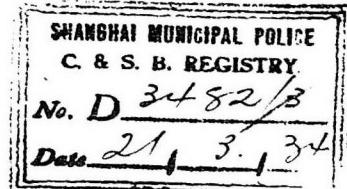
Yesterday the San Tou Li Rent Reduction Unit sent a letter to the Shanghai Rent Reduction Movement Committee stating that rentals have been deposited at the Shanghai Commercial & Savings Bank, West Gate Branch, and would be paid to the landlord after the dispute had been satisfactorily settled.

Sin Wan Pao and other local newspapers (Nanking telegram) :

BRITISH OCCUPY YUNNAN MINING ZONE

On March 26 the Foreign Ministry will issue a statement regarding the British occupation of Peng Hung (彭洪) district on the Yunnan border.

The Ministry will open negotiations with the British by officials of the Ministry in conjunction with those of the Yunnan Provincial Government.



March 21, 1934.

Morning Translation.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT.

Yesterday the Shanghai Rent Reduction Movement Committee addressed a letter to its various units and sub-committees ordering them to apply for registration within three days from receipt of the letter and advising that unless they comply with the requirement, no responsibility would be taken by the Rent Reduction Movement Committee in the event of any dispute arising.

The Third Sub-Committee of the Chapei District Rent Reduction Movement Committee held a meeting yesterday at which a number of resolutions were passed.

Sin Wan Pao and other local newspapers:

INDIAN PRINCE COMING TO SHANGHAI.

(蘇丹) It was at first reported that Prince "Soo Tan" of "Zeu Ver" (赤佛), India, and his wife would arrive in Shanghai yesterday morning on the ss. "Fushimi Maru", but owing to fog, the steamer did not reach port at the appointed time.

According to reports from the N.Y.K., the steamer will arrive here between 7 a.m. and 9 a.m. to-day. Local Chinese and foreign officials organs will detail officials to welcome the couple at the wayside Wharf, Yangtsepoo Road.

It is reported that the couple will shortly leave for Japan by the same vessel.

Chen Pao and other local newspapers:

RE-ORGANIZATION OF THE FILM CENSORSHIP COMMITTEE.

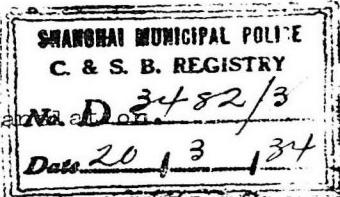
The Film Censorship Committee, which is under the direct control of the Central Film Industry Direction Committee of the Central Propaganda Committee, has now been re-organized. At 3 p.m. March 20, the Central Film Industry Direction Committee sent Loo Kong (羅剛), Chief of the re-organized Film Censorship Committee, to take over the business of the old Film Censorship Committee which was jointly organized by the Ministry of Interior and the Ministry of Education.

It is learned that the office of the re-organized Film Censorship Committee is located for the time being at the auditorium of the Ministry of Education, the office of the former Film Censorship Committee.

The salary of the Chief of the re-organized Film Censorship Committee is \$200 per mensem and that of the six members of the Committee is \$100 or less. The re-organized Committee may have four to six executive members as well as clerks and the expenses will be defrayed by the Committee. Whenever it is found that the Committee experiences difficulty in meeting the expenses, the Central Propaganda Committee will request the Government for financial aid on behalf of the Censorship Committee.

March 20, 1934.

Morning Translation



China Times and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting held yesterday by the 3rd Branch of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee, it was resolved that, regarding the letter from Loh Chao-liang ( 陶超良 ) residing at No. 252 Manchu Road informing the Branch of the disconnection of water supply and requesting assistance, a copy of the original letter be despatched to the District Committee asking for instructions and the Investigation Section be ordered to make enquiries into the circumstances surrounding the case.

Yesterday a meeting of the 28th Branch of the First Special District Citizens Federation took place. Some ten persons attended with Chang Yee Fang ( 張賡芳 ) in the chair.

After some discussion, the following resolutions were passed:-

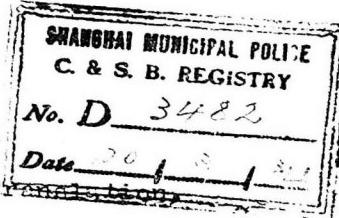
- 1) That regarding the dispute between the Jen Dah Leather Goods Company ( 恒大皮件 ) and the owners of the property, China Realty Company, a letter be sent to the tenant requesting full information relating to the dispute.
- 2) That a warning be issued to the landlord.
- 3) That a petition be submitted to the law court requesting the judicial authorities not to take action in the case.
- 4) That the Shanghai Rent Reduction Movement Committee be requested to take action against the landlord.

With reference to the dispute between the tenants of the Pao Hwa Li Alleyway ( 宝華里 ), off Seward Road and the owners of the property, the Teh Wo Company ( 德和洋行 ), the Shanghai Rent Reduction Movement Committee besides requesting the Shanghai Municipal Council not to issue a permit for the demolition of the houses detailed two representatives to proceed at 10 a.m. yesterday to the Company to settle the controversy.

The delegates were received by the manager of the Company, who promised to give the matter his consideration.

Regarding the dispute between the Hen Dah Company ( 恒大源行 ), Small East Gate, and the landlord, Wu Fah Ho Tang, the Shanghai Rent Reduction Movement Committee yesterday sent a letter requesting Lawyer Sun Pih Wu ( 孙碧梧 ), one of the legal advisors of the Committee, to attend the court.

A letter was despatched by the Shanghai Rent Reduction Movement Committee to the landlord of the house rented by the Chen Ching Chong Sugar Company ( 沈正昌 ), Small South Gate, warning him that as the Company did not owe any rent, the action adopted by him in trying to force the Company to remove was incompatible with justice and that unless he desists from proceeding further, he would be held



March 20, 1934.

Morning Translation

responsible for any loss thus sustained.

The Rent Reduction Movement Committee yesterday addressed a letter to the Chung Fah Company (中發公司), owners of the San Min Fang Alleyway (三民坊) and Sin Min Fang Alleyway (新民坊) requesting the Company to reduce the rents in accordance with the reduction scale and not to take oppressive action against the tenants.

At 2 p.m. yesterday, the tenants of the South Wen Tuh Li Alleyway (南文透利) of the Second Special District Citizens Federation held a general meeting. A unit of the Shanghai Rent Reduction Movement Committee was formed and the following resolutions were passed:-

- 1) That the rents be reduced by 30 per cent and that in case the landlord refuse to accept, the sums be deposited in a bank.
- 2) That a letter together with copies of the measures for rent reduction be sent to the landlord.
- 3) That Yuan Chung Kang (袁忠光) and four others be elected to serve on the committee of the unit.

Min Pao and other local newspapers:

#### FIRE BRIGADE EQUIPMENT

Lawyer Wu Hwa Tai (吳華泰) has addressed the following letter to the Fire Brigades in the foreign Settlements in this locality:-

"The local fire brigades are considered most competent. Recently many high buildings have been constructed. The fire brigades may experience difficulty when extinguishing fires in high buildings.

"If fire breaks out on the ground floor of a high building, the persons residing on the top floors would be unable to avoid danger. Although the fire brigades are equipped with long ladders, when many persons are in danger, they can not all be rescued. Thus "rescue nets" or "safety nets" are required. These nets are made of thick rope. When fire breaks out, these nets can be used and persons residing on top stories can be rescued. The nets are used in foreign countries, but the fire brigades in the foreign settlements in Shanghai are not yet equipped with them. I hereby suggest that henceforth the nets be taken into use."

China Times and other local newspapers:

#### RICSHA PULLERS SUBMIT PETITION TO S.M.C.

Several thousand ricksha pullers in Shanghai yesterday submitted to the S.M.C. a joint petition the sole purpose of which was to demand that the illegal hire fee on each ricksha be reduced from 140 cents to 80 cents small money. The petition also expressed opposition to the proposals drawn up by the Ricksha Commission.

SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY	
No. D	3482/3
Date	16 / 3 / 34

March 16, 1934.

Morning Translation.

China Times and other local newspapers:

#### THE RENT REDUCTION MOVEMENT

At 3 p.m. yesterday a meeting of the Shanghai Rent Reduction Movement Committee took place at the office of the First Special District Citizens Federation and was attended by fifteen persons with Chen Chiu Feng (陈九峰) in the chair.

After some discussion, the meeting passed the following resolutions:-

1)That regarding the request submitted by the tenants of the Tung Hui Li Alleyway (通惠里), a letter be sent to the landlord, and Cha Kia Liang (邵嘉良) and Chu Kao Lu (朱保禄) be appointed to take the matter up with the landlord.

2)That regarding the complaint filed by the tenants of the San Lin Fang Alleyway (三民坊) and the San Hin Fang Alleyway (三民坊) against their landlord, a letter be despatched requesting him to reduce the rents in accordance with the scale of reduction.

3)That the landlord of the Pac Hwa Li Alleyway (宝华里) be requested not to ask his tenants to remove.

4)That the self-governing association organized by the tenants of the San Hin Fang Alleyway (三民坊) and San Sin Fang Alleyway (三思坊) be dissolved for interfering with the rent reduction movement.

5)That a warning be issued to the landlord of the Markham Li Alleyway (麦格里) against increasing the water charges.

6)That a further petition be submitted requesting the Central Kuomintang Headquarters, the National Government and the Executive Yuan to sanction the reduction in rents.

7)That notices be issued to the various units and sub-committees of the Rent Reduction Movement Committee to enforce the reduction measures, and the House Owners Association be notified to this effect.

8)That the local Kuomintang Headquarters and the Bureau of Social Affairs be petitioned to order the abolition of the collection of rents at the end of lunar year.

9)That permission be given for the formation of units by the tenants of the San Tu Li (三徒里) and other alleyways.

A unit of the Shanghai Rent Reduction Movement Committee was organized yesterday by the tenants of the Lo Yih Li Alleyway (罗益里), off North Szechuen Road. 15 persons were elected to the Executive Committee of the unit.

The tenants of the East and West Tsiang Hsing Li Alleyways (西乡里), off Tatung Road formed a unit of the Shanghai Rent Reduction Movement Committee yesterday. Six persons were elected members of the Executive Committee and a number of resolutions were passed.

Yesterday the tenants of the Feng Sung Li Alleyway (凤生里), off Luiirhead Road, held a meeting in the Lung Shi Tea House on East Broadway Road. Some 100 persons were present. A number of resolutions were passed and nine persons were chosen to compose the executive committee of the unit.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482/3

Date 14, 3, 34

Morning Translation

March 14, 1934.

Sin Wan Pao and other local newspapers :

TENANTS IN TUNG HAI LI ALLEYWAY PROTEST AGAINST INCREASE  
IN RENTALS

Some time ago the water supply to the houses in Tung Hai Li (通海里) Alleyway, Tungchow Road, was disconnected because the tenants refused to agree to an increase in rentals. Later the dispute was settled.

The landlord has again demanded an increase of \$2 per month for the water rate, but the tenants declined to accept the proposal on the ground that the rentals are high and that the landlords of other terraces in the vicinity pay the water rates.

At 10 a.m. yesterday the water supply to the houses in the alleyway was again disconnected. In consequence of appeals made by the tenants, the hydrants were opened. When interviewed by a reporter of the Sin Sin News Agency, a representative of the tenants stated :

"The landlord has frequently disconnected the water supply. The tenants of the alleyway will hold an emergency meeting this evening (March 13), and a manifesto will be issued by the Tenants Federation of the alleyway.

"The houses in the alleyway were built in 1929 and the monthly rental for a shop is \$33 and for a dwelling house \$26.

"Since the January 28th Incident only 2½ months rent was remitted by the landlord of this alleyway whereas 3 and 4 months' rent was remitted by the landlords of Shing Zung Li (昇中里) and Nyi Shing Li (義興里) Alleyways.

"In December last year the water supply in the alleyway was disconnected for several days. Now the water supply is again disconnected. The rentals of other houses in the neighbourhood are lower yet water charges are included in the rent.

"The landlord does not consider the tenants of this alleyway and has disconnected water supply. The tenants of the alleyway will unite and protest against the increase."

Meeting of the Rent Reduction Movement Committee

The Shanghai Rent Reduction Movement Committee was to have held a meeting on March 12 in the Chinese Chamber of Commerce, North Soochow Road, but the meeting was postponed until to-morrow at 2 p.m.

A meeting of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee took place yesterday. A number of resolutions including one that propaganda work be carried out in the vicinity of Kung Wo and Tatung Roads were passed.

A unit of the Shanghai Rent Reduction Movement was formed yesterday by the tenants of the Hai Phong Chien Alleyway, off Haiphong Road. Liu Zai Chiu (劉桂九) and eight others were nominated members of the Executive Committee of the unit.

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SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY	
No. D 3482/3	
Date 13 / 3 / 34	

March 13, 1934.

Morning T

Shun Pao and other local newspapers:-

RENT REDUCTION MOVEMENT

The Fu Yuan Li (福源里) Branch (Connaught Road) of the Rent Reduction Committee held its inaugural meeting yesterday. Some 50 tenants of the terrace were present. The following resolutions were passed:-

1. That 30¢ be collected from the tenants of each house for committee expenses.
2. That the landlords be requested to reduce the house rents by 40%.
3. That a representative be elected to attend the meeting of the General Rent Reduction Committee.

The Paosan Road Branch (Chapei District) of the Rent Reduction Committee was formed yesterday. 200 persons were present.

The following resolutions were passed:-

1. That a letter be sent to the landlords advising them to reduce the rentals voluntarily.
2. That 20 cents be collected from the tenants of each house and 40 cents from the tenants of each shop.
3. That the tenants of the various terraces be urged to form rent reduction committees.

The Hotel Trade Association has sent a letter to the Shanghai Real Estate Owners Association stating that the increase of rentals had greatly affected business and that a rent reduction movement has been launched. The owners of hotels were requested to reduce the rentals.

The 17th and the 28th Divisions (Szechuan Road, Boone Road, North Kiangse Road and Purdon Road.) of the Citizens Federation held a meeting at 2 p.m. yesterday in the premises of Yuan Chi Tong (元濟堂) to discuss rent reduction affairs

The following resolutions were passed:-

1. That a standard of rent reduction be fixed.
2. That a fixed procedure be adopted to govern the organization of rent reduction movement committees.
3. That 12 members together with the executive members of the 17th Divisional Branch Federation be appointed members of the Rent Reduction Committee.

The Chapei District Rent Reduction Committee held a meeting yesterday at which the following resolutions were passed:-

1. That Feng Yi Sien (馮一先) be requested to withdraw his resignation.
2. That assistance be given to the tenants of those terraces having no rent reduction branch committees.
3. That ten persons be elected members of the Committee.

2

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482/3

Date 12 / 3 / 34

March 12, 1934.

Morning Translation

Shun Pao and other local newspapers:-

RENT REDUCTION MOVEMENT

The tenants of the various terraces in this locality have organized rent reduction committee branches and have registered their organizations with the Shanghai Rent Reduction Committee.

The 3rd Divisional Branch(Chapei District) of the Rent Reduction Committee held a meeting on March 10 at which the following resolutions were passed:-

1. That efforts be made to settle the dispute between the owners and tenants of the Suan Lung Hotel.
2. That Wu Yu Ling be elected chairman of the mediation committee.
3. That the work of registering the various rent reduction committee branches be continued.

The Chiung An Li Branch(Chekiang Road) of the Rent Reduction Committee was formed sometime ago and a manifesto was issued yesterday.

Meeting of Tenants

The rents of houses on Rue Montauban are considered exorbitant by the tenants who have organized a rent reduction committee and have sent representatives to request the owners to reduce the rentals.

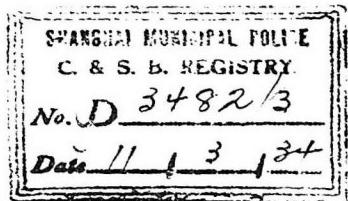
The tenants held a meeting on March 10, at which the following resolutions were passed:-

1. That the committee register with the Shanghai General Rent Reduction Committee.
2. That 70% of the rentals be deposited with banks commencing from January, 1934.

Inaugural Meeting of Nantao District Committee

The inaugural meeting of the Nantao District Committee of the Shanghai House Rent Reduction Movement Committee took place at 2 p.m. yesterday in the premises of the Sauce Shop Owners Association, City. Over 200 persons representing 80 bodies attended. Tse Sung Yang (朱声扬) and 34 others were elected members of the Executive Committee and the following resolutions were passed :-

- 1) That the rentals of the houses in the Nantao District be reduced in accordance with the scale devised by the Shanghai House Rent Reduction Movement Committee.
- 2) That the tenants be instructed to deposit the rentals in a bank pending a settlement of the dispute.
- 3) That an appeal requesting a reduction of rentals be submitted to the Shanghai City Government.
- 4) That the tenants be notified to form sub-committee and units of the Nantao District Committee of the Shanghai House Rent Reduction Movement Committee.
- 5) That the local Tangpu and other political organs be requested to protect house rent reduction organizations.



D/C. (-RIME)

March 11, 1934.

Morning Translation.

China Times and other local newspapers:

RENT REDUCTION MOVEMENT.

In connection with the rent reduction movement, the meeting which was to have been held by the Shanghai Rent Reduction Movement Committee at 2 p.m. yesterday has been postponed. The Committee yesterday sent a further letter to the Real Estates Owners Association requesting it to make a reduction in house rentals.

At a meeting held yesterday by the Mediation Committee of the 3rd Branch of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee, the following resolutions were passed:-

1. Regarding the unlawful increase in the rent of the Song Lonng Hotel (双龙旅馆), the landlord be requested to attend a mediation meeting to be convened by this Committee.

2. That Woo Ngoh-lin (吳玉麟) be appointed chairman of this Committee.

It is understood that the Nantao District Committee of the Shanghai Rent Reduction Movement Committee will hold its inaugural meeting at 2 p.m. to-day in the premises of the Shanghai General Labour Union on Foh Yeu Road, Nantao.

The following officials have been appointed by the First Special District Committee of the Shanghai Rent Reduction Movement Committee to attend meetings to be held by various Units of the Committee:-

1. Chow Fu-chwang (周福璋) to attend the inaugural meeting of the Lingching Li (凌青里) Unit on Lingching Road, to be held at 2 p.m. March 11.

2. Liu Zong-ying (刘仲英) to attend a general meeting of the 17th Branch to be held at 8 p.m. March 11. Questions regarding the rent reduction movement will be discussed.

3. Chow Fu-chwang to be present at the inaugural meeting of the Voong Sun Li (元善里) Unit on Broadway to be held at 7 p.m. March 11.

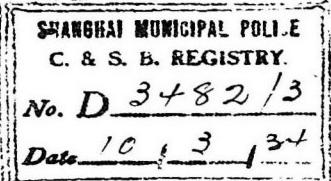
Society Evening News dated March 10:

RICSHA PULLERS TO GO ON STRIKE.

The Ricsha Trade Association has expressed its opposition to the recommendations of the Ricsha Committee of the S.M.C. The Ricsha Pullers Union has also lodged a protest against these recommendations.

French and Japanese newspapers report that ricsha owners are inciting the ricsha pullers to go on strike in order to obstruct the Council's measures to improve the conditions of ricshas.

An officer of the Ricsha Trade Association yesterday denied that the owners were instigating a strike, but declared that a strike might take place should the protest of the pullers and the owners be ignored by the S.M.C.



March 10, 1934.

Morning Translation.

China Times and other local newspapers:

#### THE RENT REDUCTION MOVEMENT

At 2 p.m. yesterday, the First Special District Citizens Federation held a meeting of representatives from its branches. After some discussion, the following resolutions were passed:-

- 1) That a letter be sent requesting the law court to deal severely with Wu Yung An (吳永安) for forging the seal of the Association and collecting money from tenants without the authority of the Association.
- 2) That Zee Chao Chew (齊超秋), a secretary of the 32nd Branch be detailed to attend court to give evidence against Wu Yung An.
- 3) That rent investigation forms be distributed to various units of the Shanghai Rent Reduction Movement Committee.
- 4) That tenants of various streets and alleyways be urged to form rent reduction movement units and all shops be asked to join the movement.
- 5) That assistance be rendered to all tenants in disputes over rent reduction.

The 14 houses on Avenue Edward VII rented by Yuan Feng (袁楨) and others belong to Algar & Company, Ltd. Recently the tenants received a notification from the landlord stating that as from January 1, 1934, the water charges would be increased by \$6.00 a month.

Upon receipt of the notice, the tenants wrote a letter to the 12th Branch of the First Special District Citizens Federation requesting assistance.

In compliance with the request, the Branch yesterday despatched a letter to the landlords asking them not to increase the water charges.

The Third Sub-Committee of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee held a meeting yesterday. The following resolutions were discussed and passed:-

- 1) That Wei Tse Chow (魏子周) and others be appointed members of the Preparatory Committee.
- 2) That a warning be sent to those committee members who are neglecting their duties at the office of the sub-committee.
- 3) That 5,000 copies of a manifesto and slogans and 4,000 copies of registration forms be printed for distribution during the membership campaign.

A meeting of the Nanking Road Street Union and of the First Branch of the First Special District Citizens Federation took place on the evening of March 8.

A number of resolutions including one that tenants of the houses belong to one landlord hold meetings under the supervision of the Branch were passed.

It is understood that further meetings will be convened by the Union and the Branch to-day and tomorrow and an announcement of the measures for a rent reduction will be made after the meetings.

SHANGHAI MUNICIPAL POLICE  
C & S. E. REGISTRY.

No. D 3482/3  
Date 9 / 3 / 34

March 9, 1934.

2 Afternoon Translation.

Sin Wan Pao and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting held yesterday by the Standing Committee of the Chapei District Rent Reduction Movement Committee, the following resolutions were passed:-

1. That Chiang Yien-ching (蔣燕卿), Ho Ih-poo (胡穀) and Chang Sin-mei (張梓梅) be despatched to give directions at the meetings to be held by the Units of the Chapei District Rent Reduction Movement Committee formed by the tenants of the Tuh Zung Li (德順里) alleyway on Changan Road, the Foc Yih Li (福益里) alleyway on Kung Woo Road, the Yung Nien Li (永寧里) and the Chang Sun Li (長森里) alleyways on Yue Hong Road and the San Yang Li (三陽里) alleyway on West Paoshing Road.

2. That Chang Sin-mei be detailed to attend the general meeting to be held on March 11 by the West Paoshing Road Sub-Committee.

3. That the 3rd Branch of the Chapei District Rent Reduction Movement Committee be inaugurated under the direction of Wei Chi-cheu (魏志秋).

4. Regarding the request of the Sang Loong Hotel (雙龍旅館) on Kung Woo Road for assistance, the 3rd Branch is to mediate on the basis of the principles of rent reduction drawn up by the Shanghai Rent Reduction Movement Committee and submit a report on the result of the mediation.

5. That the Organization Department deal with the dispute over an increase in house rentals at Lang Ka Za (郎家宅).

Sin Wan Pao and other local newspapers:

MEETING OF SHANGHAI DRAMA DISCUSSION SOCIETY.

At a meeting held yesterday by the Preparatory Committee of the Shanghai Drama Discussion Society, about 40 persons representing the Public Safety Bureau, the Social Bureau and dramatists circles were present. Pan Kung-chan, Chief of the Education Bureau, presided.

The following resolutions were passed:-

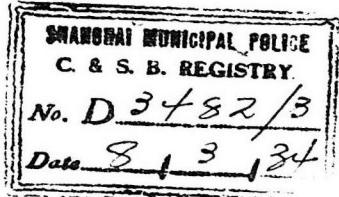
1. That all experts in dramatic plays be recommended as members of this Society.

2. That a date for the formal inauguration of this Society be fixed after a petition for approval has been submitted to the Shanghai City Government.

Chen Pao and other local newspapers:

TRouble BETWEEN A POLICEMAN & FISH HONG COOLIES.

At 6 a.m. yesterday the ss. Ning Shing entered port and berthed at the Ning Shing Wharf, Nantao Bund.



March 8, 1934.

Afternoon Translation.

Chen Pao and other local newspapers :

RENT REDUCTION MOVEMENT

At a meeting of the Executive Committee held yesterday by the 3rd Branch of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee, about 13 persons were present and the following resolutions were passed:

1) That as soon as this Branch is formally inaugurated, the Secretariat submit a report to the Chapei District Committee of the Shanghai Rent Reduction Movement Committee for purposes of record.

2) That Wei Chi-cheu (魏志秋), Woo Ngoh-ling (吳玉麟), Woo Zoong-dah (吳仲達) and 6 others be nominated members of the "Mediation Committee" which is to be instituted and attached to the Branch.

3) That a meeting of the Standing Committee be held every Thursday and a joint meeting of various sections of the Branch every Monday.

4) That Woo Ngoh-ling, Lo Shih-wen (羅嗣文) and Chang Shih-shen (張輝信) be appointed representatives to attend a meeting to be held by the Chapei District Committee.

It is reported that the following subordinate organizations of the Chapei District Committee of the Shanghai Rent Reduction Movement Committee have been established:- the Paoshan Road (寶山路) Sub-Committee, the Kung Woo Hsin Road (共和新路) Sub-Committee, the Paoshing Road (寶興路) Sub-Committee, the Dah Yang Jao (大洋橋) Sub-Committee, the Poo Yih Li (普益里) Unit on East Jukong Road, the Hshun Tung Li (順通里) Unit at Hoong Tseng (宏興), etc. These organizations have already submitted petitions to the District Committee for purposes of record.

At a meeting held at 6 p.m. yesterday by the 14th Branch District Citizens Federation, about 20 persons representing the residents and merchants on Avenue Edward VII, Shantung Road, Chiaotung Road and Kin Loong Ka Street (金龍街) were present. The following resolutions were passed:-

That, in accordance with the outlines governing the organization of the Shanghai Rent Reduction Movement Committee, a Branch of the First Special District Committee be inaugurated on the following lines:-

a) The entire body of executive members of the 14th Branch District Citizens Federation be nominated members of the Branch of the First Special District Committee.

b) An Investigation Section to be established and Shao Yung-nan (邵詠南) be appointed chief of the Section and Yih Zai-chun (葉在春) and Wong Chih-ching (王吉卿), members of the Section.

c) A meeting of tenants of this District within the jurisdiction of the Branch be held on March 20 at which the rent reduction movement will be discussed and the inauguration of this Branch announced. A report for purposes of record will also be submitted to various public organs.

Yesterday a meeting was held at No. 12 Hoo Chen Maao Ka Street (火神廟街), Nantao, under the auspices of Chu Sun-yang. The following resolutions were passed:-

March 8, 1934.

Afternoon Translation.

4

1) That this branch be called the "South & East Branch of the Nantao District Committee of the Shanghai Rent Reduction Movement Committee".

2) That Chu Sun-yang, Koh Yih-ling (高一齡) and 7 others be nominated members of the Preparatory Committee.

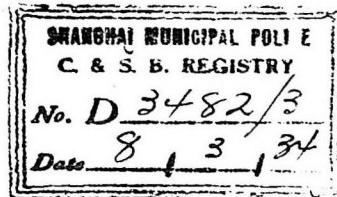
3) That an inaugural meeting of this Branch be held at 2 p.m. March 10.

Min Pao :

SILVER SMITHS ON HUNGER STRIKE

In connection with the hunger strike declared by the silver smiths as a protest against a reduction of wages, yesterday five more smiths joined the hunger strike. The Bureau of Social Affairs will hold a meeting at 9 a.m. today.

The Silver Smiths Strike Committee yesterday called a meeting at which Woo Ping Zien (吳炳璽), Zao Hung Ziang (邵宏祥) and Chow Hung Nyi (周宏儀) were instructed to attend the meeting to be held by the Social Bureau.



March 8, 1934.

Morning Translation.

Shun Dao and other local newspapers :

#### RENT REDUCTION MOVEMENT

Yesterday the Various Schools Rent Reduction Movement Committee sent the following letter to the Real Estate Owners Association :-

"Lost schools in this locality are accommodated in leased premises. As the rentals are high, the development of culture has been affected. This committee has been formed to promote the cause of education."

"At the third meeting held by this committee it was resolved that your association be requested to notify the homeowners of school premises to reduce the rentals."

China Times and other local newspapers :

#### SHANGHAI FIRST SPECIAL DISTRICT CITIZENS FEDERATION TO HOLD MEETINGS

The Shanghai First Special District Citizens Federation will call a meeting at 2 p.m. March 10 in the premises of the Shanghai Chamber of Commerce, at which members of the Executive and the Supervisory Committees will be elected. A notice to this effect has been issued to representatives of various district branches, and the local Tangpu and other political organs have been requested to detail officials to supervise the function.

It is reported that the Federation will convene a joint meeting of various public bodies at 2 p.m. today in the Chamber's premises, at which all important problems will be discussed.

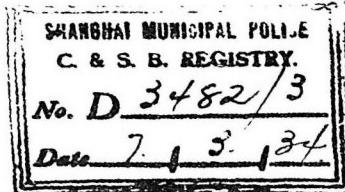
China Times and other local newspapers :

#### PRECAUTIONARY MEASURES IN CHINESE CONTROLLED TERRITORY

Upon being secretly informed to the effect that the communists would call a meeting at a certain deserted part of Zia Too Road (斜土路), Nantao, and would hold a demonstration to-day, the "International Women's Commemoration Day" and also one of the commemoration days of the Communist Party, General Wen Hoong-en, Chief of the Public Safety Bureau, instructed his subordinates, the Inspection Office, the Detective Corps and various divisions and sections of the Bureau to take strict precautionary measures on this occasion.

Extra police will be posted at the intersections of Chinese controlled territory and the Settlement, and detectives will be stationed along the Fong Pang Jao (方浜桥), West Gate.

It is reported that the Settlement and the French Authorities will also detail Chinese and foreign detectives for observation duty in the Settlement and French Concession.



March 7, 1934.

Morning Translation.

China Times and other local newspapers :-

RENT REDUCTION MOVEMENT.

Yesterday the 16th Branch of the First Special District Citizens Federation and the Canton Road Sub-Committee of the Shanghai Rent Reduction Movement Committee addressed a letter to the Mayor of the City Government of Shanghai which reads as follows :-

"Following the 28th January Incident, the local market has been on the decline. A great many business houses have closed down. Trade depression may partly account for this state of affairs, but the principal reason is the high rentals.

"House owners frequent daily luxurious hotels, dancing halls, cinemas and sing song girl houses. As these places are expensive, this privileged class of people sometimes may be in financial difficulties. With a view to securing more money, the house owners seek to increase the rents of their houses.

"During the present period of acute trade depression, all classes of people do not cooperate, the result will be ruin.

"In response to the request of our members, we would ask you to express your opinion concerning a reduction in rents so that we may follow your advice and disputes between landlord and tenant may be avoided."

The 17th Branch of the First Special District Citizens Federation has decided to convene a meeting at 2 p.m. on March 11 for the purpose of discussing the rent reduction movement.

At 3 p.m. yesterday the tenants of Elgin, Cunningham, Boundary and Shansi Roads held a meeting at the Hung Hsing Iu Restaurant on Elgin Road. A number of resolutions including one to form 6 units of the Shanghai Rent Reduction Movement Committee were passed.

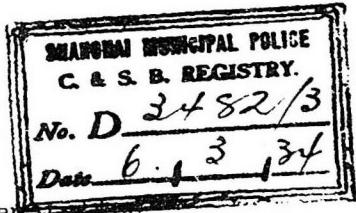
Yesterday the tenants of Tatung and Kung Wu Roads in Charei held a meeting at which officers were elected to take charge of organizing a preparatory rent reduction committee.

Society Evening News dated Mar. 6:

SOLDIERS OF 19TH ROUTE ARMY REPATRIATED

After the Fokien revolt had been settled, the Central Authorities ordered that the 19th Route Army be re-organized and included in the 7th Route Army. The Army will be placed under the command of General Liu Shih.

Wounded or disabled men of the 19th Route Army were given a gratuity and sent back to their native places. Some days ago, the repatriated soldiers boarded a steamer at Foochow and upon arrival at Shanghai, they



March 6, 1934.

Morning Train

Min Pao (Comment):-

#### RENT REDUCTION

Most residents in Shanghai are complaining against the high house rentals. It is claimed that the greater part of the yearly income of most tenants goes to the landlords. Although we can not ascertain whether or not this is true, it is evident that the house rent is too high. Middle class and low class people experience great hardship in paying the rents. However, landlords, for the most part, have not made much profit from the house rents.

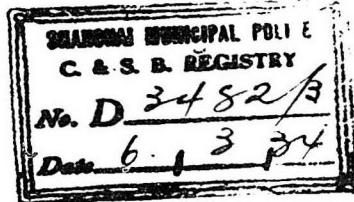
For the past few months, various trades have suffered from the depression, hence the agitation for a reduction in rentals. No doubt, we have to sympathize with the tenants because they are suffering. The landlords must not expect high profits during the present depression.

It is doubtful whether the present rent reduction movement will be successful. It depends on the landlords who ought only to demand reduced rentals during the present difficult times. Even if the rent reduction movement were successful, it would be only a temporary relief to the citizens. Until the S.M.C. can reduce the assessed land value, the landlords, owing to the heavy land tax, will never be willing to reduce the rentals over a long period.

Furthermore, not only will the S.M.C. not agree to the low assessment, but land owners also do not expect it. To attain the object of a reduction in rents by means of this process is not a sound scheme. Rents are high, because the cost of land is prohibitive. When land owners determine their rents, they have to take into consideration the cost of land, land tax, construction outlay, water charges. Of these items of expenditure, the land cost is the most important and because of the high price for land, land tax is also high. Therefore, in solving the problem of a rent reduction, special attention should be paid to the land cost. Since it is impossible to expect a low assessment, the hope for a rent reduction for houses situated in locations where the price for land is exorbitant, should not be entertained.

According to our opinion, the only way to lessen the burdens of the people is to build houses for them in places where the land is cheap. Before starting to build houses in these suburban areas, the first thing that should be done is to provide transport facilities. The people responsible for these enterprises should be the City Government and Chinese bankers. These are places outside the Concession and Settlement limits that can be developed, but the reason why these regions have not been developed is chiefly because no ample transport facilities have been provided, not because the supply of dwelling houses in the present residential area is sufficient for the demand.

Of late, vacant houses in the Concession and Settlement have become more numerous than before. This is the natural result of high rents. Therefore, we firmly



March 6, 1934.

Afternoon Translation.

Sin Wan Pao and other local newspapers :

METING OF CHAPEI BRANCH OF THE SHANGHAI RENT REDUCTION MOVEMENT COMMITTEE

At 2 p.m. yesterday the Chapei Branch of the Shanghai Rent Reduction Movement Committee held a meeting at which more than 30 persons were present and the following resolutions were passed :-

- 1) That assistance be rendered to Soc Pao Yung (沈寶榮) of Wen Siao Li (文孝里); Zung Chao Foo (陈作坡) of No. 29 Sz Zer Li (節斬里), Chin Yun Road; the Hung Tseng (虹鎮), Sub Committee and the tenants of the Tuh Shing Li (徒興里), Sin Min Road.
- 2) That the Iah Tung (大統) & Woeng Wu (共和) sub-committees be notified regarding the appointment of two members named Nyi Zai Ziang (倪瑞祥) and Wang Siao Dee (王小弟).
- 3) That members of the Standing Committee of the Branch be warned after being absent five times.
- 4) That the Rent Reduction Movement Committee formed by the local educational bodies be approved.
- 5) That 30,000 copies of handbills contributed by Doc Tseng Sung (杜精蓀) and Wei Tse Chiu (魏志秋) urging the people to form units of the Branch be distributed.
- 6) That the Pao San Road First Sub-Committee be recognized.

Shun Pao and other local newspapers :

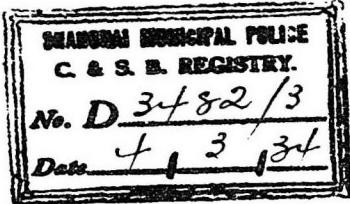
SILVER SMITHS DECLARE HUNGER STRIKE

The local silver smiths declared a "go-slow" strike as a protest against the reduction of wages. At a meeting held by the Social Bureau it was resolved that the workers and their employers devise an amicable settlement within a week. One week has passed and no decision has been reached.

Yesterday the owners of silver works sent a petition to the Bureau of Social Affairs stating that they are unable to accept the workers' demands.

Twelve smiths organized a "hunger strike group" and at 10 a.m. yesterday they proceeded to the Silver Shops Guild off Great East Gate, Nantao, where they started a hunger strike. A piece of white cloth bearing the inscription "Hunger Strike Group of the Silver Shops Trade Workers Union as a Protest Against the Reduction of Wages" was placed on the gate of the guild and a manifesto was issued by the workers.

Upon learning this, the Social Bureau and the local Tangpu yesterday detailed representatives to advise the hunger strikers to abandon their project but without result.



March 4, 1934.

Morning Translation

Shun Pao and other local newspapers:-

FORMATION OF RENT REDUCTION COMMITTEE BRANCHES

The 22nd Divisional Branch of the Citizens Federation yesterday called a meeting of leading merchants on Hupeh, Kiangsi, and Hankow Roads in the Yic Bin Lou Restaurant (悦賓樓), Tah Hsing Ka (大新街), Hupeh Road. The following resolutions were passed:-

1. That members of the Executive Committee of the 33rd Divisional Branch of the Citizens Federation be elected to form a Rent Reduction Committee.
2. That five representatives be appointed.
3. That Chao Pan San (趙本善) be elected to urge the formation of Rent Reduction Committee Branches in various terraces within the 33rd Division area.
4. That the rentals of houses from January, 1934, be deposited with the banks pending a settlement of the dispute.
5. That measures devised by the Shanghai District Rent Reduction Committee be adopted.

The Fao Hwa Li (宝華里) Branch of the 6th Divisional Branch of the First Special District Citizens Federation held its inaugural meeting at 2 p.m. yesterday. 200 persons attended. Nine persons were elected as members of the Executive Committee. The following resolutions were also passed:-

1. That the Tuk Woo Company (德和洋行), owners of this Terrace, be requested not to compel the tenants to remove before March 31; and that the public be requested to render assistance.
2. That the Tenants Association of this Federation be abolished.
3. That membership fees be collected.

The Ping Kiang Li (平江里) Branch of the 5th Division of the Second Special District Citizens Federation held its inaugural meeting on March 1. More than 50 persons attended. Fifteen men were elected as members of the Committee.

The 9th Divisional Branch of the Second Special District Citizens Federation held a meeting at 3 p.m. yesterday in the premises of the Branch on Route Iupleix, French Concession, at which 40 members of the Executive Committee took their oath of office.

SHANGHAI MUNICIPAL POLICE

C. & S. B. REGISTRY

No. D 3482/3

Date 1 3 34

I  
March 1, 1934.

Morning Translation.

China Times and other local newspapers :

RENT REDUCTION MOVEMENT

Yesterday the tenants of the Shao Sung Li Alleyway (邵松里) off Avenue du Roi Albert, the Yu Ching Li Alleyway (裕慶里) off Rue Pere Hue, the Lih Chung Li Alleyway (立中里), Yochow Road, the Chu San Li Alleyway (朱三里) off Huisen Road and the Zia Zi Road, Nentao, formed units of the Shanghai Rent Reduction Movement Committee, and registered with the Committee. An application was also submitted yesterday by the tenants of the Kin Sing Li Alleyway (金興里) off Boulevard des Deux Republiques for registration with the main Committee.

It is ascertained that committees for Hankow Road, Shansi Road and other roads and alleyways held meetings yesterday and that some important resolutions were passed.

China Times and other local newspapers :

MEMORIAL SERVICE FOR DR. WU CHAO CHU

Fri<sup>nd</sup>s and relatives of the late Dr. Wu Chao Chu, member o.c. the Central Executive Committee of the Kuomintang, who died in Hongkong some months ago, have decided to hold a memorial service at 2 p.m. April 1 in the auditorium of the Administration Building of the Shanghai City Government in the Civic Centre. Mayor Wu Te-chen, Dr. Tsai Yuan Sie, Wang Shizao-lai, chairman of the Chinese Chamber of Commerce, Ling Kong-hou, banker, Sun Fu, President of the Legislative Yuan, Wang Ching-wei, President of the Executive Yuan, Dr. K.H. Kung and others have been elected to serve on the preparation committee to make arrangements for the service.

Min Pao and other local newspapers :

MEETING OF THE SHANGHAI GENERAL LABOUR UNION

The 2nd meeting of the Executive Committee of the Shanghai General Labour Union took place yesterday and Li Hoong Lin (李洪林) presided. It was decided to form a "Labourers' Military Training Class" (工友軍事訓練班) with Tse Shuei Van (朱學範), Chow Chi Kwai (周起寬) and Li Hwa (李華), committee members of the Union, in charge.

Sin Wan Pao (Nanking Telegram) :

NEW BRITISH MINISTER TO PRESENT CREDENTIALS ON MARCH 6

The Ministry of Foreign Affairs has secured the approval of the Chairman of the National Government to the suggestion that Sir Alexander Cadogan, new British Minister to China, will present his credentials at 11 a.m. March 6.

SHANGHAI MUNICIPAL POLICE  
C & S. B. REGISTRY

No. D 3482

Date 2. 4. 31 34

March 2, 1934.

Morning Translation.

China Times and other local newspapers:

RENT REDUCTION MOVEMENT.

D 3482  
S  
  
The Shanghai Rent Reduction Movement Committee yesterday sent a letter to the House-Owners Association requesting that the rent reduction be affected at an early date, because the prosperity of Shanghai depends upon the reduction. A circular notice relating to measures for a reduction in house rentals was attached to the letter.

Meeting of the Chapei District Rent Reduction Movement Committee.

At a meeting held at 2 p.m. yesterday by the Standing Committee of the Chapei District Rent Reduction Movement Committee, the following resolutions were passed:-

1. That the Organization Department detail officials to direct the affairs of the Yien Foh Li (頭福里) alleyway Unit of the Shanghai Rent Reduction Movement Committee.

2. That the Organization Department issue a seal to the Iah Yang Jao (大洋桥) Sub-Committee recently inaugurated.

3. That, regarding the reports from Wong Wei-en (王維恩) of the Hshun Foong (匯丰) Shop at Hoong Tseng (虹鎮) to the effect that the house owner is oppressing the tenants and requesting immediate assistance, a meeting of the Executive and the Supervisory Committees be held to discuss the matter.

4. That the Secretariat despatch a letter to the main committee requesting further supplies of propaganda material.

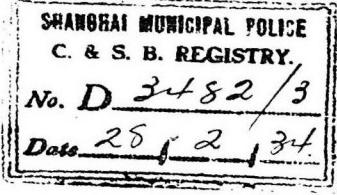
The tenants of the San Ming Fong (三民坊) and the Sin Ming Fong (新民坊) alleyways, Yangchow Road, yesterday held a meeting at which units of the Shanghai Rent Reduction Movement Committee were formed. Chia Chi-cheu (賈志秋) presided at the meeting and representatives of the Shanghai Rent Reduction Movement Committee were present.

The following resolutions were passed:-

1. That permission to join this Unit be given to the tenants of the Dah Tuh Li (大德里) and the Siang An Li (相安里) alleyways.

2. That measures for a rent reduction drawn up by the Shanghai Rent Reduction Movement Committee be observed.

3. That Loh Ts-shing (陸芝馨), Chao Chi-cheu (曹志成) and three others be elected committeemen of this Unit.



February 28, 1934.

Morning Translation.

Sin Wan Pao and other local newspapers.

#### RENT REDUCTION LEVEMENT

There are over 20 houses in Soc Sung Li Alleyway (士敦律), Shantung Road. The houses are the property of Sessoon Company and were built in the 11th Year of the Republic of China.

At 2 p.m. yesterday the tenants of the alleyway held a meeting at which representatives from the Shanghai House Rent Reduction Lovement Committee and the 14th Branch of the Shanghai House Rent Reduction Movement Committee were present. After discussion the following resolutions were passed :-

1. That a unit of the Shanghai House Rent Reduction Lovement Committee be formed and that the unit be registered with the superior organs.
2. That a joint letter be addressed to the landlord requesting that 10% of the present rent be reduced.
3. That the Shantung Road Branch of the Shanghai House Rent Reduction Lovement Committee be requested to render assistance.
4. That in case of necessity Legal Advisors be engaged.

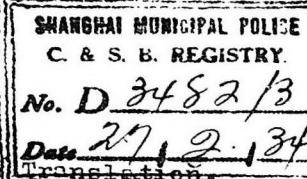
Yesterday the tenants of the houses on Kin Loong Kar (金龍街), Tar Kau Jao (帶狗橋), Shantung Road, held a meeting at the Yu Chuen (裕川) Shop, Kin Loong Kar. Members from the Shanghai House Rent Reduction Lovement Committee and the 14th Branch of the latter Committee attended. After discussion it was decided that a unit of the Shanghai House Rent Reduction Movement Committee be formed.

The houses in the Markham Li Alleyway (麥花里) off Markham Road belong to Credit Foncier d'Extreme-Orient and number about 160. The tenants are mostly of coolie class and many of them are unemployed as a result of the late Sino-Japanese hostilities.

Commencing from August of last year, the landlord notified the tenants to pay \$2 per month for water charges, but the tenants opposed this measure. The dispute was finally settled by the law court which gave a verdict in favour of the tenants.

Yesterday the tenants again received a notification from the landlord, stating that unless the water charges in arrears amounting to \$10 per house were paid within 20 hours, the water supply would be disconnected and the law court would be requested to permit the eviction of the tenants who failed to pay the arrears.

Upon receipt of the notice, the tenants decided to convoke a meeting of their representatives for the purpose of devising ways and means of dealing with the situation.



February 27, 1934.

Afternoon

Chen Pao and other local newspapers:

RENT REDUCTION MOVEMENT.

The tenants in San Too Li (三友里), Dah Chih Road, Nantao, have demanded a reduction in house rents. Sch Yue Chong (施詒昌), attorney-at-law, representing the owners, the Li Yih Real Estate Company (利益地產公司), has sent a letter to the tenants stating that the demand cannot be entertained.

The tenants have organized a Nantao District San Too Li Branch Association of the Shanghai Rent Reduction Committee.

Citizens Daily (市民報), a mosquito paper:

MEETING OF THE 34TH BRANCH OF THE SHANGHAI FIRST SPECIAL DISTRICT CITIZENS FEDERATION.

At a meeting held yesterday by the Standing Committee of the 34th Branch of the Shanghai First Special District Citizens Federation, the following resolutions were passed:-

1. That a letter be despatched to the Health Department of the S.M.C. requesting that stalls situated at the mouth of the Chia Ho Li (嘉禾里) alleyway, Shanhaikwan Road, be removed.
2. That the Executive Committee hold a meeting at 3 p.m. March 2.

Sin Wan Pao publishes the following advertisement:

"MACHINE-MADE PRODUCTS FACTORIES ASSOCIATION JOINT PUBLICATION."

From January 15 to April 15, inclusive, any person who subscribes to the "Machine-Made Products Factories Association Joint Publication" (機械製品廠聯合會), a bi-monthly magazine, for a half-year will be given a prize coupon.

The total prize money amounts to \$300 and will be distributed as follows:-

One first prize:	\$100
Two second prizes:	\$30 each
Three third prizes:	\$10 "
Eight fourth prizes:	\$5 "
Thirty-five fifth prizes:	\$2 "

The drawing will take place on April 20 at No. 383 Ningpo Road under the supervision of local prominent persons.

Chen Pao and other local newspapers:

FILM TO PROMOTE EDUCATION OF WORKERS.

The Shanghai Branch Association of the China Educational Film Federation will screen films promoting education for the benefit of workers.

The Branch Association yesterday requested the local Tangpu to send deputies to assist in the movement.

For  
Mr. Tang

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482/3

Date 27/2/34

February 27, 1934.

Morning Translation

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

Yesterday the Chapei Rent Reduction Movement Committee held a meeting and after discussion the following resolutions were adopted:-

- 1) That the committee be designated "The Chapei District Committee of the Shanghai Rent Reduction Movement Committee."
- 2) That the regulations governing the formation of the district committee containing 14 articles be approved and printed.

Before the meeting dissolved, Lawyers Chow Yung-ting (周永定), Sun Shiac-tsiang (沈秀祥) and Tu Choming (杜存民) explained the status of the committee from the legal point of view and offered advice as to the manner in which the movement was to be conducted.

A meeting of the tenants of the Teh An Li Alleyway (德安里), North Soochow Road, took place yesterday at the premises of the Jen Tze Primary School (仁慈小学). A unit of the Shanghai Rent Reduction Movement Committee was formed and the following resolutions were passed:-

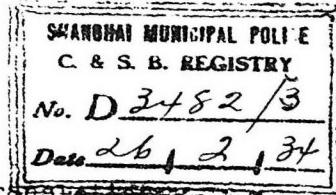
- 1) That opposition be offered by all the tenants to the demand of the landlord that they should remove from the premises.
- 2) That in the event of litigation arising from disputes between the tenants and the landlord, the situation be dealt with by all the tenants.
- 3) That should any tenant be found opposing the rent reduction movement, he will be considered as a public enemy and dealt with accordingly.
- 4) That Ich Yung-tang (陸榮堂) and ten others be elected to serve on the committee of the unit.
- 5) That two committee members attend the office every day.

Considering that the rents are too high, the tenants of the Chiun Yang Li Alleyway (春陽里) and of business premises in the vicinity of East Yuhang and Yochow Roads some time ago convened a meeting and a unit of the Shanghai Rent Reduction Movement Committee was formed.

Yesterday representatives of the unit proceeded to the office of the 5th Branch of the First Special District Citizens Federation and applied for registration.

Some time ago, the property of a number of tenants of the Si Cheng Li Alleyway (西成里), Rue Brenier de Lantmord, French Concession, was sealed up by the law court at the request of the landlord. All the tenants were enraged at the action and later formed a unit of the Shanghai Rent Reduction Movement Committee to deal with the landlord.

Yesterday the unit issued a manifesto setting forth acts of oppression by the landlord and soliciting assistance from the people and in addition circulated a notification to all the tenants regarding the measures for a reduction in rent.



February 26, 1934.

Afternoon Translation

Shun Pao and other local newspapers:-

HAINING ROAD CITIZENS HOLD RENT REDUCTION MEETING

The Haining Road Branch (29th Division) of the First Special District Citizens Rent Reduction Committee held a meeting at 3 p.m. yesterday at which the following resolutions were passed:-

1. That the measures for the rent reduction devised by the Committee be enforced.
2. That all members of the Division be notified to observe the measures.
3. That investigation forms be distributed to the citizens in the Division.
4. That citizens of all terraces be requested to form their rent reduction branch committees within two weeks.
5. That representatives be detailed to urge the formation of the branches of the Committee.
6. That all branches be registered with the Committee.
7. That Tseng Tung San be asked to mediate in the dispute at the Tseng Tuk Kee Tea Go-down.
8. That the house owners of the Nee Hsin Fu and other shops on West Haining Road be requested to re-connect the water supply.
9. That a letter be sent to the Public Safety Bureau in connection with the violation of Police Regulations by the Loh Ko Chien Meat Shop.

Shun Pao and other local newspapers:-

PEOPLE'S LETTERS DELIVERY CONCERN TO CLOSE

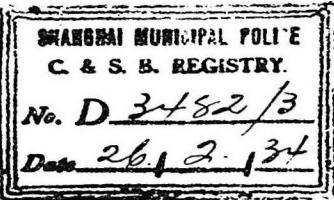
With a view to obtaining full control of the postal administration, the Ministry of Communications has ordered the various people's letters delivery concerns throughout the country to close within one year.

According to an official of a local "letter delivery bureau", the letters delivery trade has sent a joint petition to the Authorities requesting them to cancel the order.

Shun Pao and other local newspapers:-

RAILWAY STATION MASTER ASSAULTED

On February 24, the employees of the Nan Ziang Railway Station sent a report to the Ministry of Railways, the various Tangpu and the various newspaper offices stating that Koo Ker Cheng (顾子成), station master at Quinsan Railway Station, had been seriously assaulted by soldiers. The Authorities were requested to punish the assailants.



February 26, 1934.

Morning Translation.

are forced to pull rickshas in order to live. They are better than criminals who obtain their livelihood by fraud and other methods. The ricksha coolies are blamed in the community by motor-car drivers and pedestrians. Instead of having pity for the ignorance of the ricksha coolies, motor-car drivers and pedestrians abuse and assault them.

Now, the S.M.C. has drawn up a system for the enforcement of reformation in the ricksha system.

We hope that the local authorities will aim at the abolition of rickshas by reducing the number of vehicles annually. The ricksha merchants must reduce their charges for rickshas, and later the vehicles must be owned by the coolies themselves.

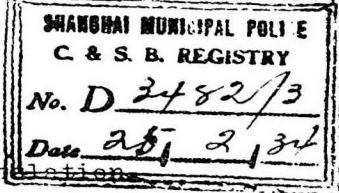
Min Pao and other local newspapers :-

#### RENT REDUCTION MOVEMENT

Yesterday the Shanghai Schools Rent Reduction Movement Committee sent the following letter to Mayor Wu Te-chen :

"As a result of world depression and national rural bankruptcy, the Shanghai market has been greatly affected, and the 3,000,000 citizens are suffering hardships. The prices of materials have been lowered, but the house rent increases day by day. The greater part of the income of the citizens goes towards paying the high house rent. Therefore following the inauguration of the rent reduction movement, the residents throughout Shanghai have joined the movement.

"About one thousand schools in Shanghai rent premises. The headmasters are unable to extend their work in consequence of the high rentals. Education is a social necessity and it is essential that the rents of schools premises be reduced."



February 25, 1934.

Morning Translation

Min Pao and other local newspapers:

RENT REDUCTION MOVEMENT.

The Shanghai Rent Reduction Movement Committee yesterday despatched the following letter to its Legal Advisors Group:-

"To discuss legal procedure in connection with the rent reduction movement, a meeting of the Legal Advisors Group is to be held at 2 p.m. February 26 at which members are requested to be present."

The Committee yesterday distributed booklets entitled "Explanation of Rent Reduction Measures" to various branches of the Committee. The book contains the following statements:-

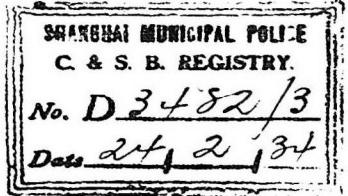
1. That the rents be reduced in accordance with the scales already approved.
2. That the reduction in house rentals be enforced for four years, because consequent upon the January 28 War, trades have suffered depression and it is feared that trade will be restored to normal conditions only after a period of four years.
3. The lunar calendar has been abolished by the Chinese Government. Therefore, the rents should be paid monthly according to the solar calendar.
4. That municipal rates remain as before, because these rates are used for municipal reconstruction and the protection of citizens and therefore, they cannot be reduced.

Meeting of the Citizens Federation.

About 20 persons attended a meeting held yesterday by the 7th District Branch of the First Special District Citizens Federation. The following resolutions were passed:-

1. That in compliance with the request of citizens in various alleyways and terraces of this district, units of the Branch be formed.
2. That regarding the prosecution instituted by the owner of houses in the Wei San Li (威山里) alleyway, Wayside District, against the tenants for non-payment of rent, officials be detailed to make an investigation.
3. That citizens of this district be notified to adopt from January the measures for rent reduction drawn up by the Shanghai Rent Reduction Movement Committee, and that in the event of the house owner refusing to accept the reduced rents, the money be deposited in a bank.

At a meeting held by about 60 residents of the Markham Li (麥根里) alleyway on Markham Road, it was resolved to organize a Preparatory Committee of the Markham Li Alleyway Unit of the First Special District of the Shanghai Rent Reduction Movement Committee. Chang Zai-tong and 6 others were appointed members of the Preparatory Committee. A petition was submitted yesterday to the Shanghai Rent Reduction Movement Committee for purposes of record.



February 24, 1934.

Morning Translation.

China Times and other local newspapers:

MEETING OF THE SHANGHAI FIRST SPECIAL DISTRICT RENT REDUCTION MOVEMENT COMMITTEE.

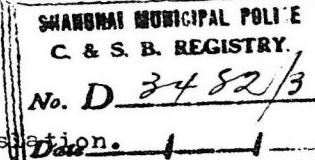
At a meeting held at 3 p.m. yesterday by the Standing Committee of the Shanghai First Special District Rent Reduction Movement Committee, about 20 persons, including Yih Chi-chong (易其昌), Wong Hoong-hwei (王鴻輝) and Chen Kiu-foong (陈九峰), were present and the following resolutions were passed:-

1. That, regarding the letter from the 10th Branch to the effect that water rates for houses in the Yang Shih Fong (楊世豐) alleyway has been increased, a letter of protest be sent to Algar & Co.
2. That the public in this District be informed of the measures for rent reduction and units are to be established by various alleyways and registered with the Branch concerned.
3. That in reply to the letter from the 7th Branch reporting an increase in water rates in houses in the Loong Chung Li (同春里) alleyway, a letter of protest be sent to the Doong Chong (同昌) Rent Collection Office.
4. That a notice be issued to branches of this District requesting residents of various alleyways to complete the formation of units within two weeks.
5. That regarding the report from the 9th Branch, a letter be sent to the owner of houses in the Ziang Shing Li (祥慶里) alleyway with the request that the demolition of the houses be postponed and another letter be addressed to the Shanghai Municipal Council requesting that no demolition licence be issued.
6. That a general meeting of residents in this District be held.
7. That regarding the sealing up of houses in the Sie Chen Li (西成里) alleyway by the house owner, a letter be sent to the Shanghai Second Special District Rent Reduction Movement Committee requesting assistance.

Meeting of Principals of Local Schools.

At a meeting held yesterday by the Shanghai Schools Rent Reduction Movement Committee in the premises of the Shanghai Educational Association, the following resolutions were passed:-

1. That a letter be addressed to Mayor Wu Te-chen asking his opinion of the rent reduction movement.
2. That various schools in the Second Special District, at Nantao and Chapei be asked to form rent reduction movement committees.
3. That the House Owners Association be requested by letter to notify the owners of premises of various schools to voluntarily grant a reduction in the rents of school premises.



February 24, 1934.

Morning Translation.

*D 3482/3*

Yesterday a petition was submitted by the Shanghai Rent Reduction Movement Committee to the local Tangpu, the Bureau of Social Affairs and various law courts, which reads as follows:-

"Since the 28th January Incident, the market has become depressed and unemployment has been on the increase. It is hard to foretell what calamity will befall the people in this city should conditions continue as they are now."

"Of all remedies for the present precarious situation, rent reduction is considered the most efficacious."

"The relationship between landlord and tenant should be friendly for one's misfortune is the other's misfortune. There are, however, a few landlords who disregard the interests of the people during the present period of acute depression and increase the rents. If the increase is not paid, they request the law court to seal up property or serve notice to the tenants to remove."

"Of 3,000,000 people in this city, nearly 80 percent of them are tenants. These people are hardly able to pay for their clothes and food. How can they pay high rents? Hard pressed, a number of people have become bankrupts and in some cases have committed suicide."

"This Committee was inaugurated in compliance with the request of the people and was sponsored by various legal public organizations. It has been registered with the local Tangpu."

"At a meeting of representatives of all public organizations, measures to secure a reduction in rent have been drawn up and a resolution has been passed that Municipal Rates remain as before and landlords pay Municipal Rates on all vacant houses."

"We would request you to enforce the resolution and to forbid landlords from demolishing the houses or increasing the rents."

The following notification was issued yesterday by the Shanghai Rent Reduction Movement to the people of Shanghai:-

"All tenants should pay rents in accordance with the following measures approved at a meeting of representatives of various public organizations:-

1) Reduction to be enforced from January 1934.

2) Should landlords refuse to accept the reduced rents, the sums are to be deposited in banks.

3) Tenants who have owed rents for the last year should clear off the arrears in instalments within a period of one year.

4) Tenants and sub-tenants are to be accorded equal treatment in rent reduction.

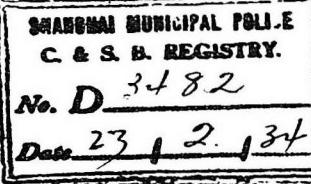
5) Scales of reduction:-

10% reduction on rental for houses built before 1924.

20% " " " " " " 1925 to 1927.

30% " " " " " " 1928 to 1930.

40% " " " " " " between 1931 and 1933.



February 23, 1934.

Morning Translation.

~~W23/2~~ China Times and other local newspapers:

### THE RENT REDUCTION MOVEMENT

Yesterday a meeting of the Executive Committee of the Shanghai Rent Reduction Movement Committee took place at 2 p.m. at the Chinese Chamber of Commerce, North Soochow Road. Some 20 members were present and Chang Yee Fang (張賡芳) presided. After discussion, the following resolutions were passed:-

- 1) That rents be paid in accordance with the scales of reduction passed at the Second Meeting of representatives of tenants, reduction to be enforced from January 1934. In case landlords refuse to accept reduced rents, the sums should be deposited in a bank.
- 2) That a notice to this effect be inserted in the press for the information of all the tenants.
- 3) That a report be made to the Administrative, Party and Judicial Organs.
- 4) That regarding rents owed by tenants for last year payment be made by instalment.
- 5) That tenants and sub-tenants be treated equally.
- 6) That a warning be issued in case a committee member fails to attend committee meetings.
- 7) That regarding the letter from the Chapei Rent Reduction Movement Committee requesting approval to the change of the name of the Committee to "The Shanghai Northern District Rent Reduction Movement Committee," the former designation be retained.
- 8) That a reply be given together with copies of regulations to the . . . Chamber of Commerce of Chu Chi (諸暨), Chekiang.
- 9) That a letter be addressed to the Hung Mo Company (鴻懋公司), owners of the Tsiang Shin Li Alleyway (祥申里), Tatung Road, requesting them to postpone the demolition of the houses and the First Special District Citizens Federation be requested to write to the Shanghai Municipal Council asking the Municipal authorities to prevent the owners from demolishing the houses.
- 10) That a letter be addressed to the Chien Yu Rent Collection Office concerning a reduction in rents for the houses in the Chien Yu Fang Alleyway (建業坊), Small North Gate.
- 11) That a letter be sent to Algar & Company, owners of the Yang Tze Fang Alleyway (養德坊), Yochow Road, concerning an increase in water rate.

Yesterday a notification was issued by the First Special District Citizens Federation informing its branches that all rent investigation forms which are to be filled in by tenants are to be distributed and collected by the Rent Reduction Movement Committee and that Yu Zung Yee (虞仲威), a member of the Rent Reduction Movement Committee, will be publicly reprimanded for falsely using the name of a sub-committee of the Shanghai Rent Reduction Movement Committee.

4

SHANGHAI MUNICIPAL POLICE	
C & S. B. REGISTRY.	
No. D 3482	
Date	1 1

February 23, 1934.

Morning Translation.

*D 3482*  
 The Hankow Road and Shansi Road Rent Reduction Movement Sub-Committee yesterday distributed rent investigation forms to the tenants in the district. The forms will be returned to the sub-committee within three days.

At a meeting held by the tenants of East and West Kwang Foh Li Alleyways (東西康福里), King Jer Li Alleyway (亨吉里), Poo Ching Faung Alleyway (普慶坊) and Dong Tuh Li Alleyway (同德里) in Canton Road, the following resolutions were passed :-

1. That units of the Shanghai House Rent Reduction Movement Committee be formally established.
2. That members be appointed to manage the affairs of the units.
3. That a manifesto be issued.
4. That the landlords be requested to reduce the rentals in accordance with the scale approved by the Shanghai House Rent Reduction Movement Committee.
5. That all rents be deposited at a bank pending a settlement of the dispute.
6. That the tenants be instructed not to pay rents privately to the landlords.
7. That the units be registered at the Shanghai House Rent Reduction Movement Committee through the 11th Branch of the Committee.

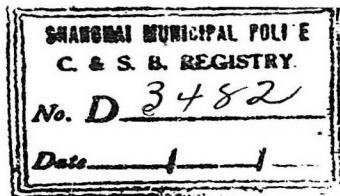
General Sun Chuan Fan, former Commander-in-Chief of the Five Province Federal Army, is the owner of some 200 houses in Si Chen Li (西城里), Rue Brenier de Montmorand, French Concession. The Yi Pin Bank (義品銀行) controlled the leasing of the houses.

Recently, General Sun found that there were 13 tenants who had not paid rentals for 2 or 3 months. These tenants were not warned but their houses were sealed up by the Court. This procedure aroused the indignation of the other 200 tenants in the terrace, who organized a Tenants Federation to oppose the landlord. Lawyer Wu Kai Seng was retained.

Yesterday a number of the tenants in the terrace received a warning from the owner intimating that their houses would be sealed up. The tenants intend to issue a manifesto to denounce General Sun and to solicit help from the public.

At 3 p.m. yesterday the Chapei Rent Reduction Movement Committee held a meeting at which Yu Lai Kan (余來干) presided. The following resolutions were passed :-

1. That the Hung Tseng (恒德) and Rah Yang Jao (大連橋) Branches be permitted to register with the Committee.
2. That the Public Safety Bureau be notified regarding white banners bearing slogans on the rent reduction movement which will be displayed on Paekshan Road, Tatung Road and Hung Foong Road.
3. That Mr. Lawyers Chou Shia An (周秀安) and Sung Shiao Ziang (沈孝祥) be retained as Legal Advisors of the Committee.
4. That a joint meeting the Legal Advisors Group, the Executive Committee and the Control Committee be convened.



February 23, 1934.

Morning Translation.

- D 3482*
- Confidential*
- 5. That the Standing Committee arrange the daily duty roster.
  - 6. That Sung Ling Sung (孫鶯生) and Tse Ling Yuan (朱鶯園) be appointed staff members of the Committee.
  - 7. That a budget on the expenses of the Committee be drawn up by the Finance Section and be submitted for approval at the next meeting.

3

SHANGHAI MUNICIPAL POLICE C & S. B. REGISTRY.	
No. D	3482
Date 22 / 2 / 34	

February 22, 1934.

Morning Translation

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

D 3482  
 A meeting of the Executive Committee of the Shanghai Rent Reduction Movement Committee will take place to-day at 3 p.m.

Following a resolution passed at the second meeting of the Executive Committee of the 21st Branch of the First Special District Citizens Federation, the Hankow Road and Shansi Road House Rent Reduction Sub-Committee was formally established yesterday. The office of the new sub-committee is located at No. 356 Hankow Road. Hsu Yung Hui (徐英輝), Li Poh San (李拔山), Wang Chi Foo (王志甫), and Mao Ying Bah (毛英巴) were nominated to represent the sub-committee on the Shanghai Rent Reduction Movement Committee.

The Broadway House Rent Reduction Movement Sub-Committee of the 7th Branch of the First Special District Citizens Federation has been established. The tenants of Pah Foh Li (巴福里), San Zer Li (三澤里), Yoong Zung Li (永忠里) and Pah Loh Faung (巴羅富) on Broadway have formed four units of that sub-committee.

The tenants of the Si Cheng Li Alleyway (西成里), Rue Brenier de Montmorand, French Concession, held a meeting yesterday at 3 p.m. at the premises of the 4th Branch of the Second Special District Citizens Federation on Rue Eugene Bard, at which about 100 persons were present. After discussion, the following resolutions were passed:-

- 1) That a unit of the Second Special District Rent Reduction Movement Committee be organized.
- 2) That Ko Shun Chee (高順才) and ten others be nominated officers of the unit.
- 3) That a manifesto giving details of the oppression of the landlord be issued.
- 4) That all illegal lease contracts be cancelled and notice be issued to all the tenants not to sign any further contracts or to pay rents.
- 5) That a letter be addressed to the landlord repudiating the lease contract and asking him to reduce the rents in accordance with the scales passed by the Shanghai Rent Reduction Movement Committee.
- 6) That in case of a dispute arising, a petition be presented to the Administrative and Party authorities.
- 7) That all rents be deposited with the Continental Bank pending a settlement of the dispute.
- 8) That Lawyer Wu Kai-shin (吳凱申) be engaged as legal adviser to the unit and a counter action be brought against the landlord for damages resulting from the sealing up of property by the law court at the instance of the landlord.
- 9) That a covenant be signed by all the tenants.
- 10) That a demand be presented to the landlord for the dismissal of the present rent collector.

February 22, 1934.

Morning Translation.

4

Yesterday the Chapei Rent Reduction Movement Committee held a meeting at which more than ten persons were present. The following resolutions were passed:

- 1) That tenants of alleyways and streets in Chapei be instructed to form units of the Chapei Rent Reduction Movement Committee.
- 2) That Wong Tse-Tsiang (王志祥) and Hu I-pu (胡一甫) be appointed representatives on the Shanghai Rent Reduction Movement Committee.
- 3) That the Propaganda Section of the Chapei Rent Reduction Movement Committee be instructed to prepare white banners bearing slogans on the rent reduction movement and to display them on important streets in Chapei.
- 4) That the following scales of rent reduction be approved:-
  - a. That rents be reduced and municipal rates remain as before.
  - b. That the reduction in rents be enforced for four years.
  - c. That rents be deposited with the Ccntinental Bank pending a settlement of the dispute.
  - d. That the scales of reduction be as follows:-

Single Dwelling Houses

1. 10% reduction on rental of \$8 to \$15.
2. 20% " " " \$15 to \$25.
3. 25% " " " \$25 to \$35.
4. 30% " " " \$35 upward.

Double Dwelling Houses

1. 10% reduction on rental of \$20 to \$30.
2. 20% " " " \$30 to \$50.
3. 25% " " " \$50 to \$65.
4. 30% " " " \$65 upward.

Single Shop Premises

1. 10% reduction on rental of \$15 to \$25.
2. 20% " " " \$25 to \$40.
3. 25% " " " \$40 to \$60.
4. 30% " " " \$60 upward.

3 or 4 Storey Shop Premises

20% reduction

Single Dwelling Houses Built After

The 28th Jan. Incident

1. 10% reduction on rental of \$10 to \$20.
2. 20% " " " \$20 to \$30.
3. 25% " " " \$30 to \$45.
4. 30% " " " \$45 upward.

Double Dwelling Houses Built After

The 28th Jan. Incident

1. 10% reduction on rental of \$25 to \$40.
2. 20% " " " \$40 to \$55.
3. 25% " " " \$55 to \$80.
4. 30% " " " \$80 upward.

February 22, 1934.

Morning Translation.

Shop Premises Built After The 28th  
Jan. Incident

1. 10% reduction on rental of \$20 to \$35.
2. 20% " " " \$35 to \$50.
3. 25% " " " \$50 to \$60.
4. 30% " " " \$60 upward.

3 or 4 Storey Shop Premises Built After  
The 28th Jan. Incident.

15% reduction.

No. D 3482

Date 21/2/34

February 21, 1934.

2  
Afternoon Translation.

Chen Pao and other local newspapers:

B.A.T. FACTORY REFUSES TO ISSUE SCHOOL ALLOWANCE.

Owing to the refusal on the part of the British American Tobacco Factory, Foo tung to issue allowance in arrears for the months of August and September 1933 and for the spring term 1934, the school for children of workers of the Factory cannot carry on normal operations. The B.A.T. Factory Workers Union has appealed to the Bureau of Education and the Bureau of Social Affairs.

Deputies of the Shanghai City Government and the Bureau of Education have been sent to make an investigation and to persuade the Factory authorities to issue allowance to the school forthwith.

Sin Wan Pao and other local newspapers:

MEETING OF SILVER-SMITHS

With reference to the "go-slow" strike of local silver-smiths as a protest against a reduction of wages, the strikers held a meeting yesterday at which the following resolutions were passed:-

1. That members of the "Go-slow Strike Committee" be urged to accelerate their activities.
2. That three representatives be sent to attend the mediation meeting to be held on February 23 under the auspices of the Bureau of Social Affairs.
3. That another meeting be called for February 26.
4. That a letter be addressed to Yuan Ang Fong (袁杏芳) refusing his request that his employees should resume work.

Sin Wan Pao and other local newspapers:

MEMBER OF SHANGHAI HOUSE RENT REDUCTION MOVEMENT COMMITTEE TENDERS RESIGNATION

D 3482  
Yesterday Yu Zong Yien (虞仲英) who was appointed as a member of the Study Committee of the Shanghai House Rent Reduction Movement Committee, wrote to the Committee tendering his resignation from the post on the ground that he is recuperating from sickness at Hangchow.

China Times and other local newspapers:

KOREAN ARRESTED IN THE FRENCH CONCESSION EXTRADITED TO JAPANESE AUTHORITIES

Following the arrest of Kim Shek, a naturalized Chinese of Korean origin by the Japanese Consular Police assisted by the French Municipal Police in the French

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Date 20.2.1934

February 20, 1934.

Morning Translation.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

The Executive Committee of the Shanghai Rent Reduction Movement Committee will hold the third meeting at 2 p.m. Thursday February 22, at the Chinese Chamber of Commerce. A notification has already been issued to the members.

The First Special District Citizens Federation will hold the 9th meeting of the Executive Committee at 2 p.m. to-morrow, while the First Special District House Rent Reduction Movement Committee will convene the first meeting of the Executive Committee at 2 p.m. Feb. 23.

Some time ago, the various schools in the city formed a sub-committee of the Rent Reduction Movement Committee with an office in the premises of the Shanghai Educational Association.

The Si Cheng Li Alleyway (西成里), Rue Chapsal, French Concession, belongs to General Sun Shan Fang (孙善方), a former Tuchun, and the rents were formerly collected by the Credit Foncier d'Extreme-Orient on his behalf. Since December last year, the rents have been collected by the I Yuan Company (一圆公司). With a view to standing well with the landlord, the company sues every tenant who owes three months' rent.

At the end of the last lunar year, there were thirteen tenants who were unable to clear off the arrears and yesterday the property of these 13 tenants was sealed by the law court.

All the tenants of the alleyway became enraged at the action of the landlord and decided to organize a tenants association to deal with the situation. They are now applying to the Rent Reduction Movement Committee for assistance.

The houses in San Tou Li Alleyway (三多里), Dah Chi Road, Nantao, are the property of the Lih Yih Land Estate Company (利益公司). The rent for each house is \$32 per month, excluding water and electric charges.

On January 31, the tenants wrote to the company requesting a reduction in the rent, but no reply has been received.

On February 16, the tenants held a meeting at which Chang Loong Hai (张龙海) presided. It was resolved that a unit of the Shanghai Rent Reduction Movement Committee be formed and that 5 persons including Chang Loong Hai be appointed members of the unit. It was also decided to deposit the monthly rentals at the West Gate Branch of the Shanghai Commercial & Savings Bank pending a settlement of the question.

Lawyers Mai Ngoh Chang (麦鹤章) Waung Zung Kuan (王永宽) and Wang Dah Ding (王大定) have been retained as legal advisers of the unit.

No. D 3482

Date 19/2/34

February 19, 1934.

Morning Translation

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

D 3482  
Since the formation of the Shanghai Rent Reduction Movement Committee, many tenants have applied for registration and a number of foreign organizations including White Russian, Indian & Japanese have also written to the Committee pledging support and applying to participate in the movement. Even British and American residents, who have the welfare of the public at heart, have written encouraging the Committee.

It is ascertained that the Japanese Merchants Association held a meeting at 3 p.m. yesterday at the Japanese Residents Club. Rent reduction was discussed and a resolution that a committee to study rent reduction be formed was passed.

Regarding the White Russian Association, it is learned that a meeting will be convoked to discuss the question of rent reduction in a few days.

In the Special Districts, there are about 1,000 private schools and most of these schools are housed in rented premises. As the rents are high, these schools find it hard to extend their work. Yesterday these institutions held a meeting and about 300 schools were represented. A rent reduction sub-committee was formed and 23 persons including Koo Yu Jen (高友仁) and others were elected to serve on the sub-committee and 7 persons including Ting Ngc (丁鶴) and others were elected members of the Standing Committee. Hsu Wai King (徐文興) and one other were nominated to represent the sub-committee on the Shanghai Rent Reduction Movement Committee.

At a meeting held yesterday by the 26th Sub-Committee (Kiangsi Road) of the First Special District House Rent Reduction Movement Committee the following resolutions were passed:-

- 1) That a manifesto be issued.
- 2) That citizens be instructed to participate in the rent reduction movement.
- 3) That handbills and leaflets regarding the rent reduction movement be distributed.
- 4) That rent investigation forms be distributed.
- 5) That Wang Han Liang (王漢良) and Zing Teng San (鄭東山) be nominated to direct the rent reduction movement.
- 6) That letters bearing on the rent reduction movement addressed to the sub-committee be sent to No. 71 Kiangsi Road.

China Times and other local newspapers:

PUBLIC UTILITY BUREAU WILL REQUEST TENDERS FOR CONSTRUCTION OF A WHARF

With the completion of the Administration Building in the Civic Centre, further construction work will be undertaken. The Civic Centre is near the Waipu River, but there is no large wharf in the vicinity. Therefore, the various bureaux of the City Government have decided to construct a wharf and an advertisement will be issued by the Bureau of Public Utility requesting tenders for the construction, which is scheduled to commence at the beginning of next month.

No. D 3482

Date 19.1.21

Afternoon Translation

February 19, 1934.

Sin Wan Pao and other local newspapers:

PREPARED FOR DIRECT UNIVERSAL COMMUNICATION.

The Chinese National Telegraphic Bureau of the Ministry of Communications is preparing for direct universal communication. It is anticipated that the preparations will be completed in the near future.

Chen Pao and other local newspapers:

SHANGHAI-CANTON-HONGKONG-PHILIPPINE ISLANDS AIR SERVICE PROPOSED.

The Chinese National Aviation Corporation has sent deputies to undertake negotiations for the establishment of a Shanghai-Canton-Hongkong-Philippine Islands Air Line.

The Shun Pao publishes the following comment in its extra issue:-

THE RENT REDUCTION MOVEMENT

*D 3482*  
The people of the favoured classes are always cunning, and can deal effectively with any movement which affects their interests. For instance, the recent rent reduction movement has spread throughout Shanghai; those who possess estates feel that their interests are at stake, and immediately, they begin to protect their interests suspending the construction of new houses, thereby endangering the livelihood of 300,000 workers. These workers will naturally be utilized to oppose the rent reduction movement, and the Rent Reduction Movement Committee is faced with a difficult problem. A dispute has now arisen between the workers whose employment is threatened and the Rent Reduction Committee, and the real estate owners have withdrawn from the "battle-field".

Hoping to settle this dispute for the welfare of the citizens, we, the spectators, express the following opinions:-

It is common knowledge that the house rent in Shanghai is higher than in other parts of the country; and it is also a fact that the livelihood of local citizens has been seriously affected by the world economic depression and the Shanghai Sino-Japanese hostilities. Hence, the rent reduction movement receives general approval. For the sake of the future of our three million local citizens, the movement must continue. But, ignoring the general situation, the local house owners have dexterously used the masons and carpenters to oppose the movement.

At present, the most suitable measure to solve this problem is to petition the City Government to prevent the house owners from suspending construction work, and the masons labour unions should be urged and assisted by society to fight against the suspension of work instead of against the rent reduction movement.

SHANGHAI MUNICIPAL POLICE

C. & S. B. REGISTRY

No. D 3432

Date 18.2.34

February 18, 1934.

Morning Translation.

Sin Wan Pao and other local newspapers:

MOVEMENTS OF NOTABLES

General Tai Chi, former Shanghai-Woosung Garrison Commander left Hongkong on Feb. 14 and arrived in Shanghai on Feb. 16. He left for Soochow by express train at 3 p.m. yesterday to meet his wife and son there.

Sun Fo, President of the Legislative Yuan, accompanied by Admiral Chen Shao-kwen, Liu Wei Tse, Vice Minister of Industry and Pong Hsueh Pai, Vice Minister of Home Affairs, arrived by train in Shanghai at 8 a.m. yesterday.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

In consequence of the Sino-Japanese Hostilities in Shanghai, business in Dah Yang Jiao, (大陽街), Chapei, has become very poor and a great number of stores have closed down.

With a view to alleviating the burdens of the residents, a meeting to discuss rent reduction was held yesterday by tenants of the district at the Teh Hsin Feng Alleyway. Some 100 persons attended. A number of resolutions authorizing the formation of a sub-committee of the Rent Reduction Movement Committee, the issue of a manifesto, etc. were passed.

Sin Wan Pao and other local newspapers (Peiping telegram):

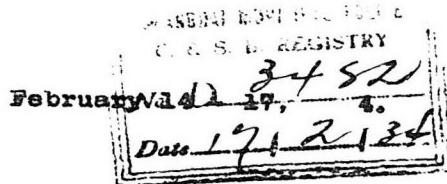
SINO-BRITISH NON-AGGRESSION PACT.

With reference to the report that the Chinese Government and the British Government are about to conclude a non-aggression pact, a spokesman of the British Legation declares that the Legation has not yet received any report about the matter. It is possible that after the arrival in China of Sir Hugh Cadogan, new British Minister to China, the Sino-British Non-Aggression Pact will be discussed when the Sino-British Commercial Pact is revised.

Min Pao and other local newspapers:

COLLECTION OF LAND TAX.

The Shanghai City Government has decided to commence the collection of land tax of the Fah Hwa (法華) and Poo Speng (蒲匯) Districts from March 1, as the Bureau of Land has already completed the assessment of the land values in these two districts.



Political (2)

Pah Foh (巴房), Pah Loh (巴房) and Pah Zeu (巴屋) Li  
Tenants - organize section of the 1st Special District  
Citizens Federation

D-3482  
Some 70 tenants of the Pah Foh, Pah Loh and Pah Zeu Li alleyways, Yangchow Road, held a meeting in house No.12 Pah Loh Li, between 2 p.m. and 4 p.m. February 16 and passed the following resolutions:-

1. That the tenants association of these three alleyways be re-organized as a section of the 19th Branch Association of the 1st Special District Citizens' Federation.
2. That an appeal be lodged against the decision of the Court given on January 16 in the joint suit filed by residents of the alleys in question in December, 1933, with the Shanghai Special District Court, against the landlord of the houses for compensation for losses sustained following the disconnection of their water supply.
3. That the tenants be urged to accelerate the rent reduction movement along the lines resolved by the Shanghai Municipality Rent Reduction Committee.

No. D 3482

Date 17/2/34

February 17, 1934.

Morning Translation

China Times and other local newspapers:

NEW SHANGHAI MERCHANTS VOLUNTEER CORPS COMMITTEE  
TO BE INAUGURATED

The new Committee of the Shanghai Merchants Volunteer Corps will be inaugurated at 10 a.m. February 19 at the Auditorium of the City Government. The members include Mayor Wu Te-chen as Chairman, Tu Yoeh-sung, Wu Hsin-ya, Commissioner of Social Affairs, General Wan Hung-en, Commissioner of Public Safety, and General Yang Fu, Commander of the Peace Preservation Corps.

China Times ( Hangchow Telegram):

RED BANDITS INVADE CHEKIANG BORDER

On February 15, at 8 a.m. about 10,000 red bandits invaded Dah Jiao Tao (大橋頭), a border town of Chekiang. Commander Chiang Tse-ying, the Chekiang Peace Preservation Corps, despatched reinforcements for the local garrison from Hua Bu (華埠). Severe fighting ensued lasting till 11 p.m. when the red bandits retreated. As a result of the encounter, about 700 or 800 bandits were killed.

Shun Tao and other local newspapers:-

MEETING OF TENANTS IN EASTERN DISTRICT

More than 70 representatives of the tenants of the Peh Fu (恆福), Pah Ich (柏祿) and Fah Shou (柏壽) Terraces, Pingliang Road, Yangtzeppoo, held a meeting at 2 p.m. yesterday in the Tenants Federation premises.

The following resolutions were passed:-

1. That this Tenants Federation be re-organized and called the Three Terrace Branch of the 19th Division of the First Special District Citizens Federation.
2. That an appeal be lodged in the case dismissed by the Court in connection with the tenants demand for compensation.
3. That the water rate included in the house rentals be deducted when the house owners have sunk artesian wells for water supply.
4. That a Branch Rent Reduction Movement Association be organized and a report on the organization be submitted to the Rent Reduction Committee of the Citizens Federation for consideration.
5. That the resolutions passed by the Rent Reduction Committee be accepted.
6. That a discussion be held at the next meeting regarding the paving of roads along Washing, Yangchow, and Wenchow Roads.
7. That the house owners be requested to improve the sanitary system in the terraces.
8. That 13 committee members be elected.

No. D 3482

Date 15.2.1934

China Times:

THE RENT REDUCTION MOVEMENT

*D 3482*

With reference to the activities of the Rent Reduction Movement Committee, about 300,000 handbills bearing slogans on the movement were distributed and posted yesterday. The following are some of the slogans:-

1. To promote the prosperity of Shanghai, rents must be reduced.
2. 3,000,000 people in Shanghai are supporting the rent reduction movement.
3. To maintain the people's livelihood, a reduction in rents is necessary.
4. To reduce rents is to relieve the distress of the people.

In connection with the rent reduction movement, many foreign organizations have applied for participation. The Russian Residents Association and the Japanese Merchants' Association have already set up special committees to study the question of rent reduction.

The Russian Residents Association has declared that it will request a reduction in rent in accordance with the measures proposed by the Chinese organizations; while the Japanese Residents Association has decided to convene a meeting on February 18 to discuss rent reduction.

Regarding the British and American residents, as most of them are owners of houses, they hold an indifferent attitude towards the movement, but other foreign organizations have expressed sympathy and are applying to participate.

China Times (Comment):

PUBLIC SAFETY

Some days ago, an omnibus of the China General Omnibus Company ran onto the pavement, damaged five rickshaws and wounded four persons one of whom succumbed to his injuries. The Municipal Police charged the driver with manslaughter through neglect of duty, but the driver argued that when he found that the brake was not in order, he sent a telephone message to his Company, but instead of changing the car, the Company only despatched a fitter to repair the brake.

Whether the driver should be held responsible for the accident or not will be left for the court to decide. For the sake of public safety, we should pay attention to the public utilities question. If an accident happens through the fault of a driver or fitter, the Company should still be held responsible.

Some time ago, a railless tram car was involved in an accident when the floor board collapsed and injured passengers. The Company is obviously responsible for that accident.

Many accidents have occurred. If the law court were to mete out severe punishment to guilty persons as a warning, if the S.M.C. conducted a strict inspection of the car before permission is given to operate them, and if the residents protest strongly in connection with these accidents, the street will not be so dangerous.

Morning Translation No. D. 3482

Date 15/2/34

February 15, 1934.

China Times:

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S. 3482

February 13, 1934.

Morning Translation

China Times:-

PROPOSED INCREASE IN RATES

Recently, the S.M.C. has attempted to increase the municipal rate on account of the increase of the educational grant issued to Chinese schools.

With regard to this matter, Chu Yu Chang (朱子廉), yesterday sent the following letter to the Chinese Ratepayers Association of the International Settlement:-

"Shanghai has been seriously affected by the world depression and the January 28 Incident. Unexpectedly, on January 31, 1934, when the S.M.C. was discussing educational affairs, the Finance Department of the Council proposed that the municipal rate be increased 16% in order to facilitate the educational administration. The living conditions of the people are not considered.

"During the present rent reduction movement, can the municipal rate again be raised and the heavy burdens of the citizens be increased? If the proposal of the Finance Department of the S.M.C. be approved, it means that the dispute between the house owners and the tenants will become more complicated. So, the house owners should also take action although the rate is paid by the tenants alone.

"I request you to demand the cancellation of the proposal".

China Times:

THE RENT REDUCTION MOVEMENT

Yesterday the Shanghai Rent Reduction Movement Committee held a meeting for the purpose of considering the warning inserted in the newspapers by the Masons & Carpenters Union. After discussion, the following resolutions were passed:-

1) That the Shanghai City Government be petitioned to instruct landlords to build dwelling houses on all vacant sites.

2) That the General Labour Union be requested to curb the activities of the Masons & Carpenters Union.

3) That a manifesto in connection with the warning of the Masons & Carpenters Union be issued.

4) That a special sub-committee be formed under the direction of the Executive Committee to deal with applications of foreign organizations for participation in the rent reduction movement.

5) That various sub-committees be notified to distribute and post handbills bearing slogans on the rent reduction movement.

The following letter was addressed yesterday by the Shanghai Rent Reduction Movement Committee to the Masons & Carpenters Union in reply to the latter's warning:-

February 13, 1934.

Morning Translation.

"We are much surprised to read an advertisement inserted by your Union in the Shun Pao in the issue of the February 10, warning the Rent Reduction Movement Committee.

"For your information, we would mention that this Committee was organized at the request of residents. As to whether the formation of the Committee was justified or not, we need not bother you with any explanation. Should the object - a reduction in rents - be realized, the members of your Union will also benefit."

"In pursuance of the resolutions passed, we have already submitted petitions to the Administrative and Party Organs to order the Property Owners Association to build cheap houses on all vacant plots for the benefit of the people. Should these proposals materialize, the business of your 300,000 members would become prosperous.

"Under the circumstances, your union ought to support the movement."

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Date 12. 2. 14

The China Evening News dated Feb. 11 :

RENT REDUCTION MOVEMENT.

The Shanghai House Rent Reduction Committee has issued the following notice:-

"To maintain trade and restore prosperity, this Committee was organized by delegates of various public bodies in Shanghai.

"We regret having received a letter from the Masons' Carpenters Union warning us that about 300,000 masons and carpenters will become unemployed as a result of the rent reduction movement.

"We shall hold a meeting at 2 p.m. to-day (Feb. 11) at which the matter will be discussed."

D 3482  
The masons and carpenters have protested because at a meeting held a few days ago by the Shanghai Real Estate Owners Association, it was decided that all building operations be suspended.

The Union has sent the following letter to the Rent Reduction Committee:-

"According to information received from the masons and carpenters, the Real Estate Owners Association, as a result of the organization of the Rent Reduction Committee, has decided to suspend all building operations and the masons and carpenters will become unemployed and desperate."

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

12-2-134

February 12, 1934.

Morning Translation.

LISCELLANEOUS

NICHI-NICHI (II-2-34)

HOUSE RENT REDUCTION MOVEMENT

The members of the Japanese Range Road Street Union held a meeting at the Seno Japanese Hospital on Range Road to discuss ways and means to secure a reduction in house rents.

NIPPO) II-2-34)

GENERAL MEETING OF ASIATICS IN DAIREN

A Dairen telegram dated February 10 reports that a general meeting of the representatives of Asiatics will be held at the Yamato Hotel in Dairen for 4 days commencing from February 10.

Messrs T. Shitamura, K. Wakisaki, Pratap, and Chu Shuen Ting, of the Asia Association, have already arrived in Dairen. Indian representatives, Warryam Singh, Mohamet, and Samakan arrived on February 9 from Shanghai on the S.S. Hoten Maru.

Five representatives of the Osaka Seisanto including Mr. L. Yoshida arrived here by train. Mr. M. Munezo, representative of the North Manchurian Peoples Association and Mr. F. Kitamura, representative of the Tientsin Jinrui Aizen Kai, also arrived.

Mr. Y. Toda of the Osaka Eastern Culture League, Mr. A. I. Seiei, representative of the Indian National Association, Mr. Chen Foo An, representative of Annan, Mr. Ozuma, representative of Malay, Mr. Charou, representative of Siam, Mr. Chang Shih Zu, representative of Szechuan, Mr. J. Imae and Mr. N. Mori, representatives of the National Socialists Party arrived on February 10.

A number of small committee meetings were held at 1 p.m. February 10 and the general meeting will be held at 10 a.m. February 11.

MAINICHI

ANTI MANCHUKUO PLOT DISCOVERED

A Dentsu telegram from Kirin dated February 11 reports that the Manchukuo authorities arrested several European priests of Catholic churches in Kirin for being connected with anti-Manchukuo plot.

MEETING OF ASIATICS

A Dairen telegram reports that at 10 a.m. February 11 the meeting of Asiatics took place at the Yamato Hotel. Mr. Ishihara, Secretary-General of the Asia Association, made the opening speech. Mr. Pao Kwan Tung and Mr. Dohkawa were elected President and secretary.

February 10, 1934.

Morning Translation.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 10.2.34

MISCELLANEOUS

NICHIRICHI

HOUSE RENT REDUCTION MOVEMENT

D 3482  
At 7 p.m. yesterday the Investigation Committee of the Japanese Street Unions in the North Szechuan Road District held a meeting and resolved to open negotiations with the landlords of the houses occupied by Japanese residents to obtain a reduction in rents.

DEAD BODY OF FOREIGNER DISCOVERED IN WHANGPOO RIVER

At 9.30 a.m. yesterday the Chinese Water Police discovered the dead body of a foreigner in the Whangpoo River.

The finger prints of the dead man revealed that he was a Russian named Morline Ginganshin(?) or Jingolsky and Police records show that he had 16 convictions.

MAINICHI

JAPANESE AUTHORITIES OPINION ON THE JAPANESE CONCESSION IN SOOCHOW

According to Chinese sources both the authorities of Kiangsu and Soochow sent a letter to the Ministry of Foreign Affairs at Nanking requesting the restoration of the Japanese Concession in Soochow to China, but the Japanese Government has not received any official letter from the Nanking Government.

A spokesman of the Japanese Foreign Office stated that the concession in question was obtained through the Sino-Japanese treaties of 1896 and 1897 and it was agreed that the concession could be restored after 30 years, and provided the concession was not then returned, the treaty would be valid for another 30 years.

February 2, 1926 was the date when the Peking Government should have applied for the restoration of the concession or the revision of the treaty but the Peking Government could not do so, owing to the advance of the revolutionary troops towards Peking. At present Japan will not return the concession.

JAPANESE ARRESTED

Yesterday morning the Japanese Consular Police arrested a Japanese named S. Nagakura, age 40, at No. 20, Passage 108, Quinsan Road on a charge of fraud.

JAPANESE SENTENCED

Yesterday at the Japanese Consular Court the following Japanese were sentenced:— Y. Itashima 5 months for theft, S. Aoki, 6 months for fraud, L. Toriyama, 8 months for assault.

SHANGHAI MUNICIPAL POLICE  
C & S. B. REGISTRY.  
No. D 3482  
Date 10.12.34

February 10, 1934.

Morning Translation.

China Evening News and other local newspapers:

JAPANESE CONCESSION AT SOOCHOW.

Despite the fact that the Soochow Hsien Government recently submitted a demand for the retrocession of the Japanese Concession at Soochow, the Central Government has not yet taken up the matter with the Japanese authorities.

Information secured from diplomatic sources shows that the Japanese Concession at Soochow was established in 1896. According to the Peking Agreement concluded between China and Japan, the Concession rights will be withdrawn after thirty years, and if the two parties do not desire the retrocession of the Concession or a revision of the Agreement at the time of expiration, the Agreement will be effective for a further period of thirty years. It is now eight years since the Agreement expired (1926) and it is unlikely that the Japanese Concession will be returned to China at the present time.

China Evening News (Nanking telegram):

THE 19TH ROUTE ARMY.

After re-organization, the Central Government will dispatch the 19th Route Army to Anhwei and Kiangsi to participate in the bandit-Communist suppression campaign. General Tai Chi will retire to Soochow in the near future.

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting of the Executive Committee held at 2 p.m. yesterday by the First District Committee of the Shanghai House Rent Reduction Committee, the following resolutions were passed:-

- D 3482  
S
1. That in compliance with the request of the Vai Yyi Shing (萬年興), the Yuan Chen Shing (源順興) and Sheh Yih (施義) shops, members of the 29th Branch, a letter be despatched to the three house-owners concerned requesting them to have the water supply to the three shops connected immediately.
  2. That the 9th Branch be informed by letter that the Rent Collection Department of the Doong Shou Company (同善公司) refuses to grant a reduction in house rentals.
  3. That in reply to the request of the 10th Branch in respect of houses located within the jurisdiction of the Branch, letters of protest be sent to the District Court and the house-owner.
  4. That a letter be sent to the Shanghai Municipal Council requesting that the Shanghai Waterworks Company be forbidden to cut off the water supply at the request of house-owners.

February 10, 1934.

Morning Translation.

D3482  
Section

5. That negotiations between the house-owner and the tenants of the Kwong Fah Yuan (廣發源) Shop situated within the jurisdiction of the 38th Branch be opened by officials of the Mediation Section in conjunction with those of the Branch.

6. That all Branches be instructed to increase their efforts for the success of the rent reduction movement.

Central China Daily News and other local newspapers:

RELIEF FOR INHABITANTS OF WAR DEVASTATED AREAS.

Serious losses were incurred in various districts during the January 28 War. With a view to rendering assistance to citizens in the war devastated areas, the Social Bureau has decided to extend the relief movement.

A number of People's Loan Offices will be established so that poor people in the war devastated areas may obtain relief. It is understood that a movement to solicit contributions from various public circles is under consideration.

Shun Pao and other local newspapers:-

THE COLLECTION OF LAND TAX

The collection of land tax by the City Government will be continued despite the repeated requests of the landlords for its abolition. The tax in Chinese controlled territory is far less than that in the Settlement; and the Chinese authorities will make no alterations in the rates.

Recently it was rumoured that more districts would be taxed. According to information received from the Land Bureau, the conditions in other districts must be thoroughly investigated before the Central Authorities would sanction the collection of the tax.

Benevolent Organizations Discuss Land Tax.

The various local charitable institutes held a joint conference at 4 p.m. yesterday in the premises of the Shanghai Charitable Institutes Federation on Yunnan Road. Some 22 benevolent organizations were represented by 23 persons.

The question for the exemption of land tax for properties belonging to charitable institutions was discussed. It was decided to notify all members to send in full reports concerning estates within the area in which the tax is collected. The local authorities will be requested either to exempt non-productive lands from the tax or to reduce the tax on productive lands which belong to the charitable institutions.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 32482

Date 9.1.21.34

February 9, 1934.

Morning Translation:

Min Pao and other local newspapers :-

ELECTION OF CHAIRMAN OF S.I.C.

A reporter of the Sung Shih News Agency yesterday called on Mr. Yuan Li-tung, Chinese Councillor of the S.I.C., who gave the following statement :-

"The term of office of the Chairman of the S.I.C. ends in March. An election of Councillors will take place and the Chairman will be elected by the new Councillors. The election of the Chairman only concerns the Chinese and foreign Councillors, and no person should be allowed to influence the election. Whether Mr. Funatsu, Japanese Councillor of the Council, will or will not be elected Chairman of the Council, cannot be predicted, but in view of the present circumstances, I believe that it is improbable that ~~Mr.~~ Funatsu will be elected Chairman."

Min Pao and other local newspapers :-

PAPER SHOP DISCOVERED BUYING JAPANESE GOODS

With reference to the statement that Li Tseng Zien (李正泉), manager of the Tseng Shing (正興) Paper Shop, No. 18 Chung Shiang Koh, City, is dealing in Japanese paper, the Shanghai Paper Dealers Association on February 1 held a meeting at which it was resolved to notify members to sever connections with the firm in question and to issue a proclamation in the press to the effect that this firm was dealing in Japanese paper.

Yesterday the Association wrote to the Shanghai Chamber of Commerce requesting it to instruct banks and native banks not to transact business with the Tseng Shing Paper Shop.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

At a meeting of representatives of the First Special District Citizens Federation, various trade guilds and fellow provincials associations at 4 p.m. yesterday at the premises of the Citizens Federation on North Honan Road, the following resolutions were passed:-

- 1) That an advertisement be inserted in the press informing the public of the measures for rent reduction.
- 2) That the landlords be informed of the proposed rent reductions.
- 3) That various branches of the First Special District Citizens Federation be instructed to form sub-committees of the Rent Reduction Movement Committee and units of the sub-committees.
- 4) That a manifesto in foreign languages be issued.

February 9, 1934.

4 Morning Translation.

D. 3482  
C.W.W.  
5) That a letter be addressed to the law courts requesting the judicial authorities to handle cases of rents with circumspection.

The First Special District Citizens Federation yesterday at 2 p.m. held a meeting at the office of the Federation. About 30 persons representing various branches of the Federation were present. After discussion the following resolutions were passed:-

- 1) That Chang Yen Fng (張堅芳) and 28 others be elected to compose the District Committee of the Shanghai Rent Reduction Movement Committee for the First Special District.
- 2) That the first meeting of the new district committee be held at 2 p.m. January 9.
- 3) That a mass meeting of representatives of the tenants be called by the various branches of the Citizens Federation.

China Times and other local newspapers:

LIBEL CASE AGAINST LOCAL EDITOR

In connection with the meeting convened yesterday at 4 p.m. under the auspices of the First Special District Citizens Federation and other public organizations, to discuss rent reduction, one of the resolutions passed was that support be rendered to Chang Chi Ping, Editor of the "Shang Dao", who was sentenced to four months' imprisonment on a charge of libel instituted by Chi Cha Lei, the chief servant of the Hardeen Family.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Due 8/2/34

Morning Translation.

February 8, 1934.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

*D 3482*  
*S*  
Yesterday a notification was issued by the First Special District Citizens Federation informing its members that the First Special District Citizens Federation had been appointed District Committee for the First Special District by the Shanghai Rent Reduction Movement Committee and that the 5th meeting of representatives of the citizens will be held at 2 p.m. to-day for the purpose of discussing rent reduction.

China Times and other local newspapers:

TELEPHONE INSTALLATION ON EXTRA-SETTLEMENT ROADS

With a view to the restoration of the right to telephone installation on extra-Settlement roads, consultations have been held by the Ministry of Communications with the Shanghai City Government, but as the problem is complicated, negotiations have not yet been opened by the Chinese authorities with the Shanghai Telephone Company.

In accordance with the provisional agreement concluded last year between the Chinese Telephone Administration and the Shanghai Telephone Company, the Chinese Telephone Administration has concentrated its efforts on the installation of telephone wires on Paoshan Road, Sin-Min Road, Ying Kia Jao, and Ju Kong Road in Chapei, and Dixwell Road and other extra-Settlement roads in the vicinity of Hongkew Park.

Shun Pao and other local newspapers:

INSPECTION OF PUBLIC RICSHAS BY THE BUREAU OF PUBLIC UTILITIES COMPLETED.

The Bureau of Public Utilities has completed its inspection of public rickshas. 9,990 rickshas have been inspected and the licences of 1,254 rickshas have been withdrawn owing to bad condition of the vehicles. The inspection was commenced on November 6 and was completed on January 6.

Shup Pao and other local newspapers :

MEETING OF LABOUR & COMMERCE REGULATIONS STUDY ASSOCIATION

In consequence of a resolution passed at a meeting held by the Shanghai Chamber of Commerce, the Labour and Commerce Regulations Study Association was formed. Yesterday the first meeting of the organization took place. Seven members were present and the following resolutions were passed : -

99-78  
Mr. D. H. L. S.  
L. L. P. C.

## Landlords Uneasy As Rent Reduction Talk Grows

Chinese Schools Join Move Begun By Settlement Tenants; Meetings By Several Co-operating Groups Scheduled During The Week

The rental reduction movement, begun in a small way by Chinese tenants who claimed to have suffered from the 1932 hostilities and from the general depression, is daily gaining momentum, according to reports, and considerable uneasiness prevails among foreign and Chinese landlords and property owners, who are as yet unable to accurately gauge the strength which is behind the protests. Following the suit of the Chinese Real Estate Owners Association in meeting on Monday to consider the situation, it is learned that several foreign groups in the Settlement and the French Concession will also gather soon to view conditions, and possibly to take some action.

At the meeting on Monday the Chinese property owners associa-

tion passed resolutions to notify the Shanghai City Government of their decision to reject demands for reduced rentals, but on the other hand it was decided not to increase rentals. Representatives were assigned to attend the meeting of the Water Charges Research Committee of the Shanghai Municipal Council on Thursday. The Research Committee is composed of foreigners and Chinese.

### Schools Join Movement

It was also learned yesterday that representatives from more than 60 Chinese middle schools decided to back the reduction movement after a meeting held on Monday. It was decided that rentals for school buildings should be withheld from the beginning of February pending a final settlement of the matter. Representatives from nine schools were elected to serve on a special committee which will co-operate with the Settlement Rental Reduction Committee. At a meeting called for to-morrow the principals of all the schools participating will meet with the committee to discuss further steps.

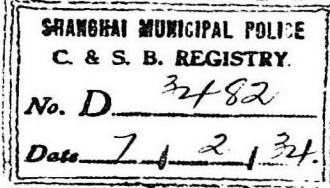
The Chapei committee, co-operating with the central organ, decided on further action at a meeting also held on Monday and attended by 20 representatives. It was decided to cancel all leases, to move for an equal relief for sub-tenants and to submit requests to the landlords for a reduction in rentals.

With meetings of the First Special District Citizens Federation, the Settlement Committee and other groups scheduled during the next two days, and with the S.M.C. meeting called for Thursday, it is expected that more accurate measurements of the amount of agitation will be available.

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February 7, 1934.

Afternoon Translation

Min Pao (Editorial) :-

### THE RENT REDUCTION MOVEMENT

*D 3482*  
Consequent upon the present rent reduction movement, the Shanghai Real Estate Owners Association held a special meeting to discuss the situation. It was resolved that all members of the Association be notified not to construct any new buildings and that the Waterworks Company be requested to introduce a rule stipulating that the water charges be paid half by the house owners and half by the tenants. At the same time, the Water Rate Investigation Committee of the S.I.C., with a view to settling the water rate dispute, called a meeting of representatives of the Chinese and foreign real estate owners, and the difficult situation of the Shanghai tenants was explained to them. Lately, the house owners have endeavoured to evade the responsibility of providing water for the tenants.

The tenants have demanded a reduction in rents because of the present trade depression. However, the house owners maintain that high rentals have resulted from the increase of land value and the high cost of construction materials entailing only modest profits for the property owners. We know that the house owners at least make some profit from the rentals, otherwise they would be unable to pay the land tax, water rate, insurance fees and the interest on the money they borrow for construction purposes, but for the owners to demand high profits, during the present economic crisis is intolerable.

*S*  
As a rule, the water rate is included in the rent. Formerly, 5% of rentals was appropriated for the payment of the water rate, but lately, the rate has increased. This rate is collected by the house owners from the tenants, and the owners pay the rates to the Waterworks Company. But do the house owners hand all the money for the water rate paid by the tenants to the Waterworks Company? House rents have increased, and consequently, the percentage for water rate has increased also. This is a question of doubt regarding the payment of the water rate.

The Waterworks Company is a commercial concern, and is certainly entitled to its profit. But the Company is also a public utility enterprise and investigations to ascertain the actual profit made by the Company would prove worthwhile. It is learned that the Waterworks Company has been extremely prosperous during the past few years, and the shares have increased in value. There is no reason for the Company to increase the profits. Regarding the advisability of installing water meters, a doubt also arises.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Date 7/2/34

February 7, 1934.

Morning Translation.

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

*D 3482*  
Yesterday the 15th Branch of the First Special District Citizens Federation held a meeting of representatives of the tenants on Soochow, North Shansi and Tiendong Roads at 2 p.m. at the office of the Branch at the Teh An Li Alleyway (德安里). A sub-committee of the Shanghai Rent Reduction Movement Committee was formed and committee members were elected.

There are 78 houses in the Dah Tuh Li Alleyway (大德里), Avenue Foch, and Sun Loh Mei (孙乐美), compradore of the French Water and Electric Company, is the owner.

At a meeting held by the tenants of the alleyway last month it was resolved to request him to reduce the house rent by 60%. The owner paid no heed to the request.

Subsequently the tenants formed the "Dah Tuh Li Unit of the 3rd Sub-Committee of the Second Special District House Rent Reduction Movement Committee" and sent 2 persons to negotiate with the houseowner. As a result the latter promised to reduce the rent on each house by \$5 and requested the tenants to pay the arrears of rent.

The tenants then convened a meeting at the premises of the 2nd Special District Citizens Federation at which it was decided to deposit 60% of the present rent in a bank pending a settlement of the dispute.

The houseowner retained Lawyer Ni Tseng Ling and sued the manager of the Wai Yuan (外园) Sauce Shop, who is representing the tenants in the rent reduction movement, at the 2nd Shanghai Special District Court. Yesterday afternoon the Court sent men to seal up the sauce shop until the arrears of \$618 were paid.

Upon receipt of the information the manager of the shop immediately sent \$618 to the Court and the seals were removed. Simultaneously he requested Lawyer Zeng Ling Sin (曾令生) to file an appeal against the houseowner for having spoiled his business and to demand compensation.

The tenants of the alleyway have issued a manifesto requesting assistance from various bodies.

China Times and other local newspapers:

RUMOUR OF BANKRUPTCY EXAGGERATED

Some time ago, it was rumoured that due to acute trade depression, a large number of business houses especially on Nanking Road would close down at the end of the lunar year.

An investigation made by bankers into the truth of the rumour revealed that the statement was exaggerated, for they asserted that the depression was world-wide and that it was usual for a few shops to close down at the end of the lunar year.

## Agitation For Reduction Of Rentals Is Increasing

Chinese Sponsorning Movement Busy Co-ordinating Forces To Bring Pressure On Landlords; District Bodies To Combine Efforts

Although the agitation by Chinese in Shanghai for reductions in house and shop rentals started in a small way, it has been steadily fostered until, to-day, it is assuming important if not dangerous proportions. Just what definite steps will be taken by those behind the movement to secure their objects is not yet clear, but the manner in which the agitation has spread within the last few days indicate that there is more than a spasmodic movement on the part of a considerable section of the Chinese community for some measure of relief from what they regard as unusually high rentals.

Claiming that the Sino-Japanese hostilities of 1932 caused heavy financial losses to a large section of the local community, loss of business and even considerable

property, the Chinese who started the movement for lower house and shop rentals have secured considerable support from a wide section of their countrymen in all walks of life. The Shanghai First District Citizens' Federation is now lending support to the movement and instructions have been issued to various branches actively to co-operate in any general movement for securing lower rentals. These branches of the Citizens' Federation have taken the place of the former Street Unions which were responsible for the conduct of affairs in different city regions and which were held responsible for the welfare of Chinese residents in the respective districts. Many of these are now actively organizing their members for some sort of mass action against high rentals. Tenants have been circularized in these areas and forms have been sent out asking for particulars regarding ownership of property, rental charges, rates paid and other data regarding the letting and sub-letting of houses and shops. Chinese lawyers have been engaged by different districts and are now working on plans which are to be co-ordinated for use in the general movement when it commences.

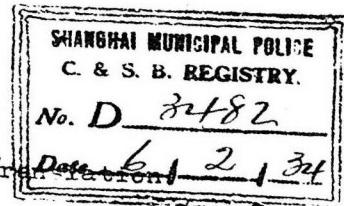
### No Definite Plans

So far there has been no indication as to the nature of the general movement or when it will commence, but it has been hinted that in an attempt to force landlords to lower their rents, tenants will be instructed to refuse payment until such time as adjustments are made in the scale of charges. If this suggested scheme is carried out and is supported by any large body of tenants in different parts of the city, the possibility of serious trouble is not being overlooked by local officials, especially if any attempt is made to evict tenants.

The Shanghai Rent Reduction Movement Committee is at present the organizing body behind the agitation and is now actively engaged in forming sub-committees in various branch districts of the Citizens' Federation. As an indication of the trend of developments, the Chinese press reports a meeting of tenants in an alley off East Seward Road where, recently, the landlords increased the rent by 30 per cent. It has been decided by these tenants under instructions from the Rent Reduction Movement Committee to stop all payments of rents to landlords until a reduction of 20 per cent. is granted. The tenants have been instructed to pay their usual rents to the Shanghai Commercial and Savings Bank until such time as the decrease is granted.

A general meeting of representatives from various district branches of the Citizens' Federation is to be held within the next day or two at which proposals are to be considered and a definite policy and line of action mapped out.

FILE  
JR



February 6, 1934.

Morning, February 6, 1934

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

Yesterday at 2 p.m. a meeting of principals of the various schools in Shanghai took place at the Ai Chung Girls School (愛群女校) on Dah Chi Road. Some 60 persons were present. The following resolutions were passed:-

- 1) That the rent for the school premises be reduced in accordance with the decision of the Shanghai Rent Reduction Movement Committee.
- 2) That a committee be formed to supervise the proceedings in connection with rent reduction.
- 3) That the reduction in rent be effective from February 1934.
- 4) That lawyers be retained as legal advisers to the committee.
- 5) That the committee join the Shanghai Rent Reduction Movement Committee.
- 6) That the office of the committee be located in the premises of the Shanghai Educational Association.
- 7) That schools which have not yet registered be notified to do so.

At a meeting of the Chapei Rent Reduction Movement Committee held yesterday and attended by some 20 persons, the following resolutions were passed:-

- 1) That all lease contracts be cancelled.
- 2) That the sub-tenants also benefit by a reduction in rents.
- 3) That requests first be submitted to the landlords to reduce the rents.
- 4) That the Rent Reduction Movement Committee be requested to canvass views from all quarters and to petition the Legislative Yuan at Nanking to amend Articles 440 and 450 of the Civil Code.

Yesterday a notification was issued by the First Special Citizens Federation to its branches informing them that the 5th meeting of the Rent Reduction Movement Committee of the First Special District will be held at 2 p.m. on Thursday, February 8 and that measures to proceed with the rent reduction movement will be discussed.

At a meeting held yesterday of the 35th Branch of the First Special District Citizens Federation, the following resolutions were passed:-

- 1) That a sub-committee of the Rent Reduction Movement Committee be formed.
- 2) That in addition to the members of the Executive Committee of the branch, Koo Lai Chu (高蘭舟) and two others be invited to form the sub-committee.
- 3) That a report on the formation of the sub-committee be submitted to the Rent Reduction Movement Committee.
- 4) That rent investigation forms and notifications to urge the tenants to register at once with the sub-committee be distributed.
- 5) That Jen Nou Si (任農軒) and Chen Xiao Ling (陳小麟) be chosen to represent the sub-committee.

February 6, 1934.

Morning Translation.

Dispute over Increase of Rent

D 34/32  
The house owners of the Fan Seng Li (蕃生里), Chaofuong Road off East Seward Road, notified the tenants on January 17 that the rentals of the houses would be increased by 30% from January. Any tenants refusing to pay the increase would be forced to remove.

The tenants of the alleyway held a meeting yesterday and a Branch of the Rent Reduction Committee was organized. Seven persons were elected to serve on the Committee.

The following resolutions were also passed:-

1. That the rentals be reduced 20%.
2. That, until the settlement of the rent reduction dispute, all rents should be deposited in banks;
3. That the General Rent Reduction Committee be requested to render assistance.

Meeting of Real Estate Owners

At 4 p.m. yesterday the Chinese Real Estate Owners Association held a meeting to discuss the rent reduction movement and the water question. Kwei Yien Faung (秦延芳), who presided, made a report on a letter received from the Water Rate Commission of the S.M.C. requesting the Association to send representatives to participate in the next meeting of the Commission.

Discussions over the rent reduction movement and the water question took place but the results were not announced.

According to enquiries made by our reporter, the rent reduction question was the main subject discussed at the meeting, and it was resolved to notify the members of the Real Estate Owners Association to suspend the construction of new houses. As it was evident that the Water Works Co. had not devised a proper system for collecting the water rates, a decision was passed that delegates of the Real Estate Owners Association be sent to attend the meeting of the Water Rate Commission of the S.M.C. to be held on February 8.

China Times and other local newspapers:

THE ALLEGED MANSLAUGHT CASE

At a meeting held yesterday by the 30th Branch of the First Special District Citizens Federation, it was resolved that regarding the request made by Kim Tse Kong (甘老剛) for assistance in connection with the death of his wife during a police raid at his house, letters be addressed to various public organizations and a mass meeting to discuss ways and means to deal with the case be held under auspices of the Branch.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY
No. D 3482
Date 6 / 1 / 34
February 6 4

### Miscellaneous

#### Estate Owners' Association - to refuse to reduce rentals

Some 20 members of the Estate Owners' Association held a meeting in their office, 270 Peking Road, between 4 p.m. and 5.30 p.m. February 5. Kwei Yien-fang (桂延芳), Chairman of the Association, presided. The following resolutions were passed :-

1. That the Shanghai City Government be informed of the decision of the Association to reject the demand of local tenants for reduction in rent, but on the other hand to refrain from increasing existing rentals.
2. That representatives be assigned to attend a meeting of the Water Charges Research Committee of the S.M.C. on February 8.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

February 5, 4.

Due 5. 2. 134

Miscellaneous (2)

Shanghai Nanking Railway - temporary interruption of service

A locomotive and several goods wagons were overturned on the Shanghai Nanking Railway at Jenniu near Changchow at 9 a.m. February 4 following an axle of one of the wagons breaking. As a result service was interrupted on the Shanghai Nanking Railway until 6 p.m. the same day.

Rent Reduction Movement

Twenty members of the Shanghai Municipality Rent Reduction Committee held a meeting in the Chinese Chamber of Commerce, North Soochow Road, between 3 p.m. and 4 p.m. February 3, and decided to form district associations in the Settlements, Nantao, Chapei and Footung. It was also resolved that six more legal advisors be engaged and two members be elected to serve on the Mediation Committee.

Supt.  
for Officer 1/c Special Branch.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Morning Transaction No. 12-134

February 5, 1934.

China Times and other local newspapers:

### THE RENT REDUCTION MOVEMENT

Yesterday a notification was issued by the 18th, the 32th and the 35th Branches of the Shanghai First Special District Citizens Federation, urging tenants in the districts which are under the supervision of these Branches to register with the Branches and to submit proposals on rent reduction. The tenants were also requested to fill in the rent investigation forms and to return them within three days.

Yesterday the 15th Branch of the First Special District Citizens Federation held a meeting which was attended by more than ten persons and at which the following resolutions were passed:-

- 1) That a meeting of the tenants under the supervision of the branch be held to discuss the rent reduction movement.
- 2) That units of the sub-committee of the Rent Reduction Movement Committee be formed by tenants of alleyways which are subject to the supervision of the Branch.
- 3) That rent investigation forms which are to be filled in be distributed to the tenants.

The 21st Branch of the First Special District Citizens Federation called a meeting yesterday at which it was resolved that a sub-committee of the Rent Reduction Movement Committee be organized.

After the 28th January Incident, the tenants of the North Chang Kong Li Alleyway (北長康里), off Alabaster Road, requested the landlord, the Ping Sz King Company (平記洋行), to reduce the rent, but the request was not granted.

Yesterday the tenants held a meeting in the premises of the Er Ngo Glove Company (爾九洋行) for the purpose of discussing a reduction in rents. The following resolutions were passed:-

- 1) That a unit of the Rent Reduction Movement Committee be formed.
- 2) That the unit be registered with the Rent Reduction Movement Committee.
- 3) That pending a satisfactory settlement with the landlord, all rents be deposited with a bank.
- 4) That Chen Kiu Feng (陳九峰) and eight others be nominated to represent the unit.

The Shanghai Educational Association will hold a meeting of the headmasters of various schools in Shanghai at 1 p.m. to-day to discuss measures for the rent reduction of school premises. The meeting will take place in the Association on Dah Chi Road, off West Gate.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Despatched 2/24

February 4, 1934.

Morning Tribune

Sin Wan Pao and other local newspapers:

RENT REDUCTION MOVEMENT

The second meeting of the Executive Committee of the Shanghai Rent Reduction Movement Committee took place at 3 p.m. yesterday at the Chinese Chamber of Commerce. About 30 persons attended. After discussion, the following resolutions were passed:-

- 1) That Ching Chu Siang (金楚相) and Koo Wen Sung (顾文生) be elected members of the mediation sub-committee.  
2) That a special sub-committee be formed under the direction of the Standing Committee.  
3) That Lawyers Ching Tung Ming (金通明) and 5 others be invited to form a legal advisory group.  
4) That the regulations governing the formation of the Rent Reduction Movement Committee, sub-committees and units of the sub-committees be approved.

Some time ago, the Chong Hwa Company (昌華公司), landlord of the Wen Tse Li Alleyway (溫澤里), off Thibet Road, notified the tenants that the rents were to be increased by 30%.

Upon receipt of the notification, the tenants immediately approached the Shanghai Rent Reduction Movement Committee to appeal for assistance and on the other hand organized a sub-committee of the Rent Reduction Movement Committee.

As the landlord has refused to accept the rents for January, the tenants have deposited the sums with the Shanghai Commercial & Savings Bank pending a settlement of the dispute.

Yesterday a meeting of the tenants of the Van Sung Li Alleyway (萬生里), off East Seward Road, took place at 2 p.m. for the purpose of discussing ways and means to oppose an increase of 30% in the rents made by the landlord. After discussion, the following resolutions were passed:

- 1) That a reduction of 20% in rents be enforced by the tenants of the alleyway in accordance with the measures approved by the Rent Reduction Movement Committee.  
2) That no payment of rents be made by the tenants until the reduction is granted by the landlord, the rents to be deposited with the Shanghai Commercial & Savings Bank.  
3) That Chow Fu Chang (周福昌) be chosen to represent the tenants.  
4) That a request for assistance be made to the Rent Reduction Movement Committee.

It is nine years since the houses along Boulevard des Deux Republiques and Rue Montauban in the French Concession were built. The Ho Chee Land Investment Company (和記公司) is the landlord of the premises.

Following the 28th January Incident, the tenants of the houses made a request for a remission of the several months' rent as was granted by other landlord, but the request was not granted.

In view of great business depression, the tenants some days ago called a meeting at which the following resolutions were passed:

February 4, 1934.

Morning Translation.

- D 34/82  
Continued*
- 1) That a request be made for a remission of the rents for three months to compensate for losses in consequence of the 28th January Incident.
  - 2) That a request be made to the landlord to reduce the rents by one third, the reduction to be effective from January 1934.
  - 3) That payment of the rents be withheld by the tenants pending a satisfactory settlement.
  - 4) That a sub-committee of the Rent Reduction Movement Committee be formed at once.
  - 5) That Lawyers be engaged to assist in dealing with the landlord.

The first meeting of the Chapei Rent Reduction Movement Committee following its registration with the main committee took place yesterday. Wong Tse Tsiang (王志祥) was elected chairman. After discussion, the following resolutions were passed:-

- 1) That the Public Safety Bureau be requested through the main Committee to afford protection to the Chapei Committee.
- 2) That a regular meeting of the Standing Committee be held every Wednesday at 4 p.m.
- 3) That Lawyers Li Pao Sung (李葆森) and Chow Yung Ting (周永定) be invited to be the legal advisers to the Committee.

Sin Wan Pao and other local newspapers:

SENTENCE OF YU PAH LOH REDUCED

Convicted on a charge of allowing police constables Ling Ching Tsiang (林慶祥) and others to fire on a crowd, Yu Pah Loh (浴伯祿), former Chief of the 5th Division of the Public Safety Bureau, was sentenced to three years' imprisonment by the Shanghai District Court, while Ling Ching Tsiang and others were sentenced to various terms of imprisonment.

An appeal was later filed with the Kiangsu High Court by the prisoners, but it was disallowed by the Court.

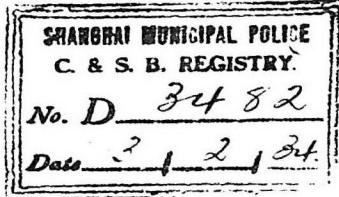
Yesterday the judgment of the Kiangsu High Court, which reviewed the case on the instructions of the Supreme Court with which a final appeal was filed by the prisoners was read. Yu Pah Loh, Ling Ching Tsiang and three others were sentenced under the new judgment to two years imprisonment each.

Sin Wan Pao publishes the following item on Feb. 3, 1934.

"THE BUND"

The Bund is like a paradise. A world distinct from ours. Imposing buildings, tram cars and automobiles are found in abundance there.

A Sikh policeman standing in an iron cage in the air is switching the traffic lights in a mechanical manner. He does not think of doing his best for his Fatherland. On the contrary, he shouts ghoulishly in the interest of Imperialists.



February 3, 1934.

Morning Translation.

China Times and other local newspapers:

RENT REDUCTION MOVEMENT

The Second Meeting of the Executive Committee of the Shanghai Rent Reduction Movement Committee will take place at 2 p.m. to-day.

Some time ago, the Committee received letters from the tenants of the Shu Fing Li Alleyway (樹豐里), Tatung Ward Road, the Tsiang Hsing Li Alleyway (祥興里), Tatung Road; and the Dong Shu Li Alleyway (東樹里), Chengtu Road, requesting the Committee to prevent the landlords from increasing the rents and demolishing the houses.

Upon receipt of these requests, representatives were detailed to investigate and yesterday warnings were issued by the Committee to the landlords concerned, asking them not to increase the rents nor to demolish the houses.

Yesterday a meeting of the First Special District Citizens Federation was held at 2 p.m. The following resolutions were passed:-

1) That a letter be addressed to the landlord of the Pao Kong Li Alleyway (保康里) of the 27th Branch, requesting him to reduce the rents instead of increasing them.

2) That Lawyer Li Ming (李銘) be engaged to assist in the settlement of the dispute between the Lung-Tai Company (龍泰公司) of the 30th Branch and the landlord of the premises.

A meeting was convened of the 4th Branch of the First Special District Citizens Federation at 2 p.m. yesterday at the office of the Branch on Ferry Road. About ten persons attended. After discussion, the following resolutions were passed:

1) That a sub-committee of the Shanghai Rent Reduction Movement Committee be organized.

2) That Chen Wei Wen (陳蔚文) and Chen Kwei Fah (陳圭福) be nominated to represent the sub-committee.

On February 1, at 7 p.m. a meeting of the 34th Branch of the First Special District Citizens Federation took place at the Bubbling Well Temple. Some 50 persons were present. The following resolutions were passed:-

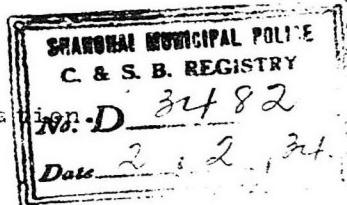
1) That Chang I-Zung (張一蓀) and three others be elected to form a sub-committee of the Rent Reduction Movement Committee.

2) That Lawyers Tung Shao (董昭) and two others be engaged as legal advisers to the sub-committee.

3) That a notification be issued to the residents under the supervision of the Branch urging them to join the movement.

February 2, 1934.

Morning Translation



MISCELLANEOUS

MAJ. ICHI

JAPANESE STREET UNIONS START HOUSE RENT REDUCTION  
MOVEMENT

It is reported that the other day the Japanese Street Unions in the northern district appointed ten persons to form a committee in order to investigate the house rent question.

The Japanese Mackally Street Union has already opened negotiations with landlords for a reduction of house rents.

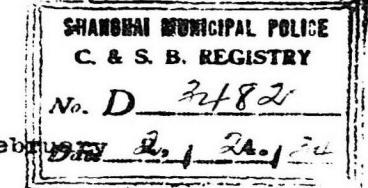
There are 54 Japanese street unions in all, 30 of which comprise 1,300 members residing on the north side of Hongkew Creek.

NIPPO

MR. OKAMOTO AND MR FUNATSU AGREE TO SERVE FOR A  
FURTHER PERIOD ON S.L.C.

Yesterday at the request of a number of influential Japanese residents Mr. Funatsu agreed to serve on the Municipal Council for a further period although he had intended to resign.

Accordingly the Japanese will recommend Mr. Okamoto and Mr. Funatsu as Japanese candidates.



Miscellaneous (2)

on January 31 at the request of the management of the mills, while the remaining two are still detained by the Bureau of Public Safety. The release of the other two is being sought by the 10th District Cotton Spinning workers' Union which has an office at 1428 Brenan Road, C.W.L. and the mill management.

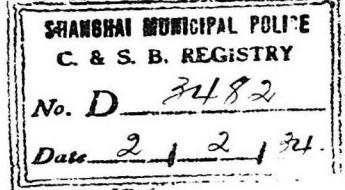
D.3482  
Rent Reduction Movement - activities of 34th Branch

Eight members of the Rent Reduction Committee of the 34th Branch Association of the 1st Special District Citizens' Federation held a meeting in the Bubbling Well Temple, Bubbling Well Road at 8.15 p.m. February 1, 1934. The following resolutions were discussed and passed:-

1. That all residents in alleyways in Bubbling Well Road, Moulmein, Yates, Seymour, Hardoon, Hart, Annam, Jessfield, Great Western, Yu Yuen, Tifeng and Kiaochoow Road and Avenue Haig organize section offices and register with the Committee.
2. That in connection with the dispute between the tenants and landlords of Hwa Kee Avenue over the question of rent, an investigation be made into the case and copies of a rent investigation table be distributed among the tenants concerned.

26 tenants of the Yui Shing Yang Alleyway, Rue Pere Froc held a meeting in the office of the 5th Branch of the 2nd Special District Citizens' Federation, 264 Rue Capitaine Rabier and passed the following resolutions:-

1. That a Section Office of the Branch for the alleyway be organized.
2. That the decision to pay rentals at 50% be submitted to the Citizens' Federation for approval.
3. That all tenants of the alleyway be warned against direct dealing with the landlord.
4. That before the settlement of the dispute all rentals be deposited in certain banks.
5. That an investigation be made to ascertain the amount of 'key' money paid by tenants upon occupation.



February 2, 1934.

Morning Translation.

Central China Daily News and other local newspapers :-

#### RENT REDUCTION MOVEMENT

D3482  
In compliance with the demand of various bodies to launch a rent reduction movement, 8 sub-committees have been established under the auspices of the Shanghai House Rent Reduction Committee and tenants of over 200 alleys have applied to the Committee for registration and direction in organizing sub-committees. A meeting of the Executive Committee will be called at 2 p.m. to-morrow in the premises of the Shanghai Chamber of Commerce when movement will be discussed.

The circular notice reads as follows:-  
"We shall hold a second meeting of the Executive Committee at 2 p.m. February 3. Members of the Committee are requested to attend."

It is understood that the Nantao Branch of the Shanghai House Rent Reduction Committee has been formed by citizens at Nantao under the direction of the Flower Dealers Association and the Shoe-makers Association. The office is located in the premises of the Flower Dealers Association on Lee Yuen Road (麗園路), Hsia Jao (斜斜). Notices have been issued inviting the public to register with the Branch, and a meeting of representatives is to be held in the near future.

King Yue-ching (金幼卿), representative of tenants of the Kien Yue Fong (建裕坊), Small North Gate, Nantao, has also formed a sub-committee.

Min Pao and other local newspapers :-

#### DISPUTE AT RICE HONGS IN CHAPEI

The rice hongs in the vicinity of the Stone Bridge, Chapei, which suspended business as a protest against the dispute between wheelbarrow coolies and rice porters, have now resumed their normal operations.

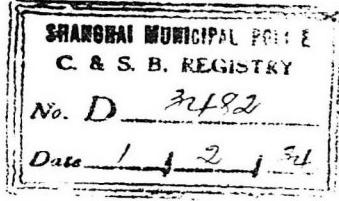
In an interview with a newspaper reporter a spokesman of the Chapei Peas and Rice Merchants Association stated that the rice dealers still demand that the licence issued to the Hong Tai Transportation Co. by the Public Safety Bureau be cancelled and that Sz Tong Foh be arrested in order to prevent further disorder.

It is learned that the Hong Tai Transportation Company will take action against those responsible for the assault of its workers.

China Times and other local newspapers:

#### POOTUNG TELEPHONES

The telephones installed at Pootung by the Shanghai Telephone Company would have been taken over long ago by the Chinese Telephone Administration of the Ministry of Communications following the conclusion of



February 1, 1934.

Afternoon Translation

Shun Pao and other local newspapers:-

TENANTS MEETING IN FRENCH CONCESSION

The tenants of Yu Hsin Fang (裕興坊), Rue de Pere Froc, French Concession, held a meeting at 3 p.m. yesterday in the Citizens Association. The following resolutions were passed:-

1. That a Yu Hsin Fang Branch of the Citizens Association be organized and that five persons be elected to form a managing committee of the Branch Association.
2. That the house owners be requested to reduce the house rent by 40%.
3. That letters be sent to the Citizens General Federation and the various public bodies requesting them to render assistance.
4. That before the settlement of the reduction question, all rents should be deposited with banks.
5. That lawyers be engaged to be legal advisors of the Branch Association.

Shun Pao and other local newspapers:-

ARRIVAL OF GENERAL CHIANG KAI SHEK

General Chiang Kai Shek, Chairman of the Military Affairs Commission, accompanied by Madame Soong Mei Ling and Dr. H.H.Kung, Minister of Finance, arrived in Shanghai at 12.20 a.m. to-day. They were welcomed by Mayor Wu Te Chen, and others.

According to Mayor Wu, General Chiang will proceed to Hangchow this morning and thence to Fukien.

T.V. Soong Returns

T.V. Soong, Standing Member of the National Economic Committee, arrived here from Nanking at 7.10 a.m. yesterday. He was accompanied by Hsiao Li Tze, chairman of the Shensi Provincial Government, Tseng Yang Fu, Chief of the Reconstruction Department of the Chekiang Provincial Government, Tseu Ling, Vice Minister of Finance, and Seng Su Yu, Superintendent of the Chinese Maritime Customs.

Mr. Soong will grant an interview to local newspaper reporters at 10 a.m. to-day at his office Avenue Joffre.

Chang Hsueh Liang At Hangchow

Chang Hsueh Liang, former Chairman of the Peiping Branch of the Military Affairs Commission, proceeded to Hangchow at 9.30 a.m. yesterday. He will meet General Chiang Kai Shek there.

It is reported that he will be appointed Vice Commander-in-Chief of the Five Province Bandit Suppression Army.

SHANGHAI MUNICIPAL POLICE
C & S. B. REGISTRY
No. D 3482
Date 1/2/34

February 1, 1934.

Afternoon Translation

Min Pao (Comment) :-

### THE RENT REDUCTION MOVEMENT

Owing to trade depression, high house rents and the increase of water rates may result in a critical situation. The present rent reduction movements have been assisted by foreign residents.

We know full well that the prosperity of a commercial port depends upon trade and with an increase in prosperity house rents will also be increased. But with a depression in trade, the rents should not be increased. In Shanghai, house rents have been increased when business has decreased. Capitalists invest money in the estate business without considering the consequences.

The real estate dealers often claim that they do not obtain excessive profits from their business. They only receive the interest from their capital and they have to pay construction expenses, insurance fees, etc. in addition to the price they pay for the land. This is a reasonable attitude, but why has the value of land increased? It is not because so many houses are necessary, but because of competition in the purchase of land. However, these estate dealers are making the tenants pay for the price of the land by increasing the house rents.

We sincerely hope that the Chinese City Government will mark out residential districts for the construction of houses. It is also hoped that the various public organizations will support the house rent reduction movements.

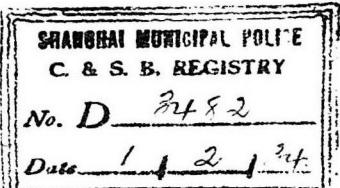
Min Pao publishes the following brief comment :

### SPECIAL PARDON FOR LIEU CHUNG WU & OTHERS REQUESTED

Patriots Lieu Chung Wu and others were sentenced to terms of imprisonment last year for bombing the shops of treacherous merchants. An appeal against the sentences is being filed. The Shanghai Chamber of Commerce and other public bodies have requested the Central Authorities to pardon the patriots.

The action of the patriots was illegal and the judicial authorities must sentence offenders. However the accused should be pardoned because their actions were inspired by patriotism.

Special pardons have been given to Zung Chi Zung and General Tong Ngoh Ling. The former killed a person in order to avenge his father's death, while the latter gave up Jehol without resistance. Therefore patriots Lieu Chung Wu and others may also be pardoned.



February 1, 1934.

Morning Translation.

China Times and other local newspapers:

RENT REDUCTION MOVEMENT

Since the formation of the Shanghai Rent Reduction Movement Committee, a number of sub-committees including those organized by the tenants of the Pah Loh Li Alleyway (裕祿里), Pah Foh Li Alleyway (裕福里) and Pah Shu Li Alleyway (裕壽里), off Pingliang Road, the Chung Woo Li Alleyway (中和里), off Ward Road, the Teh Ling Li Alleyway (德林里), off Sinkiang Road, the Jen Woo Li Alleyway (仁壽里), off Kuling Road, the Shu Ping Li Alleyway (壽平里), off Ward Road, the Chien Yu Fong Alleyway (建豐里), Small North Gate, etc. have been registered with the Committee.

Yesterday a notification was issued by the 9th and 16th Branches of the First Special District Citizens Federation to the tenants of all alleyways in Avenue, Burkhill, Kuling, Tatung, Chengtu, Carter, Shan-haiwan, Park, Myburgh, Yangtszepoo, Thurborn, Yulin and Pingliang Roads, urging them to register at once with the Branches.

The 27th Branch of the First Special District Citizens Federation on 30th January held a meeting at its office at No.7, Hung Teh Li Alleyway (恒德里), off Chekiang Road. After some discussion, the following resolutions were passed:

- 1) That a sub-committee of the Shanghai Rent Reduction Movement Committee be formed.
- 2) That in addition to the members of the Executive Committee of the Branch, 11 representatives of the citizens be invited to compose the sub-committee.
- 3) That Lawyers Chang Hwang Hai (張煌海), Mo Chiun Shek (莫春雪) and three others be invited to be the legal advisers of the sub-committee.
- 4) That the sub-committee be registered with the Shanghai Rent Reduction Movement Committee.
- 5) That a notification be issued to tenants of alleys under the supervision of the Branch to send representatives to the sub-committee to discuss the formation of the units of the sub-committee.
- 6) That a rent investigation form to be filled in with particulars and returned within three days be distributed to the tenants.
- 7) That a request for copies of the regulations governing the formation of sub-committees and units of the sub-committees of the Rent Reduction Movement Committee be made to the Main Committee.

Yesterday the First Special District Citizens Federation sent a reply to the Shanghai Chinese Chamber of Commerce, which reads as follows:

"We thank for your letter (which appeared in the press on 27th Jan.) the contents of which have been duly noted.

"We agree with your opinion that the matter of rent reduction should be discussed by the landlords

February 1, 1934.

Morning Translation.

and tenants themselves under the direction of the Shanghai City Government, but unless we have concrete proposals to guide us in the negotiations for a reduction in rents, we do not see how we can attain our object.

"Your Chamber is the leading association of the people and must be sympathetic with the aspirations for the recovery of the local market for which the rent reduction movement has been launched. We would ask you again to join the movement and to send your proposals to the Rent Reduction Movement Committee for reference."

Although the rent reduction movement has affected the whole city of Shanghai, yet no indication of the attitude of the landlords towards the movement has been given.

With a view to ascertaining the attitude of the authorities, a press representative yesterday interviewed Mr. Kuo (郭), a secretary of the City Government, who declared that following the institution of the movement much attention has been paid to it by the authorities and that since the landlords were entitled to the profits from rents, no partiality should be shown in dealing with the movement.

The speaker continued that the question of reduction in rents was a very complicated one and that it should be studied by experts.

The Secretary said that the City Government had set up a committee to study the problem and that a report might be submitted to the Government by the Committee in a few days.

SHANGHAI MUNICIPAL POLICE	
C. & S. B. REGISTRY	
No. D	3482
Date	1/2/34
February	1, 2, 3, 4

### Miscellaneous

#### Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

##### Chinese Rice :

Best Quality ...	\$8.00
Good " "	\$7.40
Ordinary " "	\$6.80

##### Saigon Rice :

Best Quality ...	\$7.50
Good " "	\$7.00
Ordinary " "	\$6.50

The average prices of rice for the month of January, 1934 are as above.

#### New Weights and Measures - adopted by Customs

The local Chinese Maritime Customs issued a notice on January 31 announcing that new weights and measures would be adopted by the Customs beginning from February 1.

#### Rent Reduction Movement

D3482  
S  
 Sixteen members of the 8th Branch of the 2nd Special District Citizens' Federation held a meeting in their office, 9 Shun Teh Li (順德里), Rue Pere Robert, between 4 p.m. and 6.15 p.m. January 31, when the following resolutions were passed :-

1. That the French Concession Chinese Ratepayers' Association and the 2nd Special District Citizens' Federation be requested to ask the French Municipal Authorities to prohibit the operation of dog-racing and Hai Alai in the Concession and that a circular be issued exhorting Chinese to refrain from attending such gambling places.
2. That a rent reduction committee be formed to conduct the rent reduction movement in the district covered by the Branch.

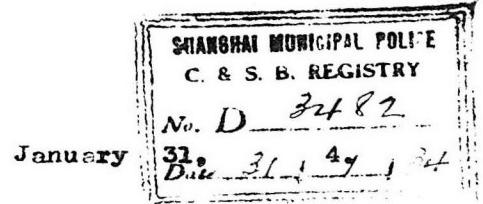
February 1. 4.

Miscellaneous (2)

- D-3432  
Court
3. That in connection with the dispute over rent between the landlord and tenants of Sing Kyi Faung (新基房), Rue Bourgeat, in which the former decided to impose an increase of 10%, while the latter are demanding a reduction of 20%, the tenants in question be notified to stop payment of rent to the landlord but deposit same according to the present rate in banks pending a settlement of the dispute.

Forty-eight members of Tao Teh Li (陶德里) (Rue Kraetzer) Section of the 3rd District Branch of the 2nd Special District Citizens' Federation, 39 Avenue Foch, held a meeting in the office of the 2nd Special District Citizens' Federation, 434 Rue Auguste Boppe, between 8.30 p.m. and 11.10 p.m. January 31. Loh Ching-dz (罗经德), a committee member of the local Kuomintang, who is a resident at 34 Tao Teh Li, Rue Kraetzer, reported that he had an interview with the landlord Sung Suh-mei (孙叔眉), at his office at 74 Rue du Consulat, at 3 p.m. January 30 and that the latter promised to reduce the rent of each house by \$5 a month. Discussion took place and it was decided to demand a reduction of 40% and to collect \$5 from each house as a fund to carry out agitation for rent reduction. The rent collecting agent is D.H. Benjamin & Co., 259 Kiangse Road.

Supt.  
for Officer i/c Special Branch.



### Miscellaneous

#### Price of Rice

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Ordinary "	...	\$6.80

##### Saigon Rice :

Best Quality	...	\$7.50
Good "	...	\$7.00
Ordinary "	...	\$6.50

#### Rent Reduction Movement

D.3482

Some 20 members of the Chapei Rent Reduction Movement Association held a meeting in their office, 18 Kiaotung Li, Kiaotung Road, Chapei, between 3/and 4.30 p.m. January 30. Wong Ts-ziang (王志祥), one of the leading agitators of the Compensation Demanding Group of the Chapei Devastated Area Fire Insurance Compensation Cooperative Association, presided. Decisions were reached to request Wong Ping-yien (王平彦), Commander of the Chapei Merchant Volunteer Corps, to act as Honorary Chairman of the organization and to form branches of the body in Chapei.

The Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce building, North Soochow Road, is distributing among the residents in the Settlement copies of a "rent investigation table" for insertion of necessary particulars. The table asks apart from area and rent of the building, the opinion of local residents towards the reduction movement.

January 31, 4.

Miscellaneous (2)

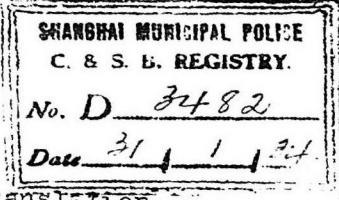
*D 24/82  
Canton*  
Copies of a paper slip bearing slogans favouring the rent reduction movement in Chapei were found exhibited on various thoroughfares in Chapei on January 29 and 30.

The Shanghai Educational Association is arranging to convene a meeting of representatives of local schools located on rented premises for 2 p.m. February 5 in its office, the former Bureau of Education Building, Dah Chih Road, West Gate, to discuss a demand for reduction in rent.

Dispute between pig hong workers and Chinese police employed by Pig Dealers' Association

At 8 a.m. January 30, while four workers employed in the Yuan Zung (源次) Pig Hong, Sih Ka Pang Road, Nantao, were working on a boat at the Sih Ka Pang Wharf, two Chinese constables of the Public Safety Bureau on Special service for the Pig Dealers' Association went on board the boat and attempted to investigate thefts of pig bristle. The workers interfered with and assaulted the constables.

At 10 a.m. six committee members of the Pig Hong Workers' Union held a meeting in their office, 87 Sih Ka Pang Road, Nantao, and discussed the alleged illegal action of the police. While the meeting was being carried on, four Chinese police from 1st District Station arrived at the meeting place, stopped the meeting and took into custody one of the workers. Four representatives from the Workers' Union immediately proceeded to the local Kuomintang



January 31, 1934.

Morning Translation.

China Times and other local newspapers:

RENT REDUCTION MOVEMENT.

D. 3482  
 Following the inauguration of the Rent Reduction Movement Committee various districts have formed sub-committees to support the movement. Yesterday the tenants of the Chien Yu Fong (建錦坊) alleyway, Small North Gate, Nantao, and of the Ta Fong Li (大房里) alleyway, South Chengtu Road applied for permission to participate in the movement. Yesterday a meeting of the Chapei Rent Reduction Movement Committee took place at 18 Chaaotung Road. After discussion, the following resolutions were passed:-

1. That sub-committees be formed under the supervision of the Organization Department of the Committee.
2. That appointments of secretaries to various departments of the Committee be approved by the Committee.
3. That the regulations governing the formation of sub-committees be drawn up by the Secretarial Department of the Committee.
4. That expenses for the Committee be advanced by members of the Executive Committee.
5. That Wong Ping Yen (王平彦) be invited to be the Hon. Chairman of the Committee.
6. That Lawyers Yen Tse and others be invited to be the legal advisers of the Committee.

The Shanghai Education Association sent out the following circular notification to local private and public schools yesterday:-

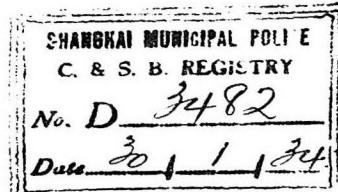
"Most premises for local schools of all grades are leased at high rentals. In view of this, the Association has resolved to join the House Rent Reduction Committee and particulars concerning the rents of the schools are to be noted.

"The Association will convene a meeting of principals of various local private and public schools at its office at 1 p.m. February 5 to discuss the rent reduction movement."

Tsu Hsueh Van (赤學凡) and Zau Hsu Bah (邵虛白), members of the Standing Committee and the Executive Committee respectively of the General Labour Union, stated in a letter sent to the Rent Reduction Committee yesterday that they had to decline to accept the invitation to become members of the Rent Reduction Committee.

The tenants of the Chien Yu Fong Alleyway, Small North Gate, yesterday held a meeting at which the following decisions were reached :

1. That Hoong Zoong Chun, member of the Standing Committee of the Rent Reduction Movement Committee, be requested to make a report on the organization of the Committee.
2. That a letter be written to the landlord of the alleyway with a request that the house rent be reduced 40%.
3. That prior to the settlement of the rent reduction question, all rents be deposited at the West Gate Branch of the Shanghai Commercial and Savings Bank.



January 30, 1934.

Morning Translation.

Central China Daily News and other local newspapers:

HOUSE RENT REDUCTION MOVEMENT.

At a meeting of the Standing Committee held at 2 p.m. yesterday by the House Rent Reduction Committee, the following resolutions were passed:-

1. That, regarding the letter from the 36th Branch of the First District Citizens Federation, a reply be given to the effect that the house rentals due for the premises occupied by the Yuan Dah Leather Factory (源大皮廠), the Yung Kee (永記) and the Yung Sun Yuan (永善源) be kept in the bank pending the settlement of the dispute.

2. That the 19th Branch assist in affecting a reduction of rentals of houses occupied by Yue Foong (裕豐) and Yuan Kee (元記).

3. That the Legal Advisory Group be requested to inquire into the forcible collection of rentals in the Dah Fong Li (大方里) alleyway.

4. That in compliance with the request of the 9th Branch, a letter be despatched to the owner of houses in Doeng Shou Li (同壽里) alleyway requesting him to grant a reduction in rentals.

5. That in reply to the request of the 9th Branch, a letter be sent to the owner of houses in Ziang Shing Li (同慶里) alleyway who is attempting to demolish the houses.

6. That as requested by the 5th Branch of the Second Special District Citizens Federation, the Executive Committee submit a petition to the National Government requesting them to revise the Civil Code.

7. That the Organization Section detail officials to attend a meeting to be held by the 11th Branch of the First District Citizens Federation.

8. That the 4th Branch of the First District be notified by letter to nominate officials to conduct a meeting to be held by the sub-branches at the Woo Foh Li (祐福里) and the Ying Sih Li (印雪里) alleyways on Tongquin Road.

9. That a petition be submitted to the Executive Yuan and the Judicial Yuan requesting them to order all Courts not to handle cases regarding disputes over rentals.

10. That a letter be despatched to the Shanghai City Government and the Shanghai Municipal Council requesting them rates for unoccupied houses be collected from the house owners.

11. That two officials be nominated to make arrangements with various foreign organizations in connection with the house rent reduction movement.

About 20 lawyers attended a meeting called at 3 p.m. yesterday by the Legal Advisory Group. Yue Hwa-loong (余華龍) presided. Questions regarding the reduction in house rentals, were carefully discussed.

The House Rent Reduction Committee has printed a form in which the following details are to be filled in:-

January 30, 1954.

4  
Morning Translation.

- Draft  
(Continued)
1. Name of tenant.
  2. Name of house owner.
  3. House Number and name of street.
  4. Area of house occupied.
  5. Leasing Procedure.
  6. Date of building of house.
  7. Present rental.
  8. Number of years occupied.
  9. Rentals overdue.

With a view to supporting the rent reduction movement, a meeting of representatives of the citizens in Nantao took place at 10 a.m. yesterday at the Iwan Ti Temple (輪帝廟), Old West Gate. About 50 persons were present. After discussion the following resolutions were passed:-

1. That a sub-Committee for Nantao of the Shanghai Rent Reduction Movement Committee be organized.
2. That Chu Yah-kwei (朱亞揆) and 16 others be chosen to compose the sub-Committee.
3. That the office of the sub-Committee be located at No. 3 San Ping Li (三品里) alleyway, Taling Road, Nantao.
4. That the first meeting of the Executive Committee be held on 2nd February.



### Miscellaneous

#### Price of Rice

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Chinese Rice :	Best Quality ... \$8.00
	Good " ... \$7.40
	Ordinary " ... \$6.80
Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$7.00
	Ordinary " ... \$6.50

#### Dispute between coolie contractors in Pootung - settled

The dispute between a Shanghai contractor and a Pootung contractor over the unloading of sand and pebbles from boats on the Whangpoo at Ioh Ka Zah, Pootung (Vide I.R. 22/1/34) was amicably settled on January 29. A compromise was arrived at by the Shanghai contractor paying the Pootung contractor \$600 for immunity from interference with his contracts.

#### 1st Special District Market Stall Keepers' Federation - office removed

The 1st Special District Market Stall Keepers Federation was on January 16 removed from 530 Tuh Shing Li, Boone Road, to the Yah Toong Primary School (亞東), Lane 713, No. 37 Peking Road near Chekiang Road.

#### Shanghai Municipality Rent Reduction Committee - Meeting

Fifteen legal advisers and fifteen committee members of the Shanghai Municipality Rent Reduction Committee held a meeting in the Chinese Chamber of Commerce, North Soochow Road, between 3 p.m. and 5 p.m. January 29. Chang Ih-zung

D 3482

January 30. 4.

miscellaneous (2)

D 3422  
Tentative (附一應), committee member of the 1st Special District Citizens' Federation, presided. The following resolutions were passed :-

1. That the judicial bureau be requested to instruct various courts to the effect that the solar calendar system be adopted in the collection of rents.
2. That the courts in Shanghai be informed of the measures for reduction in rent adopted by the Committee for reference.
3. That the Shanghai City Government, the Shanghai Municipal Council and the French Municipal Council be requested to collect from landowners municipal rates on unoccupied houses.
4. That Cheng Hung-hwei (王鴻輝), committee member of the Shanghai Chemical Raw Material Trade Association, and Chen Yu-chwang (周浦輝), member of the University Students' Federation, Chinese Young Men's Lecturing Group Society Building, Chung Hwa Road, Small West Gate, be assigned the task of uniting with foreign organizations in the rent reduction movement.
5. That in connection with the request of the 36th Branch of the 1st Special District Citizens' Federation for assistance in opposing a \$15 per month increase in rent with effect from January 1, 1934 of Chung Yung Yuan (永生源) Hardware Shop, 267/51 Tiendong Road, the Yung Kee (永記) Leather Shop, 255,57 Tiendong Road and others, the landlords concerned be warned against the increase and the rent be deposited in banks pending a settlement of the dispute.

At 5.10 p.m. the same day, the fifteen lawyers held another meeting and discussed the rent problem from a legal point of view, but no decisions were reached.

SHANGHAI MUNICIPAL POLICE  
C & S. B. REGISTRY

No. D 3482  
Date 29/1/34

January 29, 1934.

Morning Transl.

China Times and other local newspapers:

HOUSE RENT REDUCTION MOVEMENT.

D 3132  
Shortly after 2 p.m. yesterday, a procession of motor cars was held under the auspices of the House Rent Reduction Committee. The starting point was the Shanghai Chamber of Commerce and each motor car participating in the procession bore a cloth flag with the inscription "Today is the inaugural day of the house rent reduction movement". Posters were also affixed to the cars which were followed by motor-cycle patrols of the Settlement Police.

Apart from holding the procession of motor cars, the Committee has had pamphlets printed bearing slogans and these were issued to the various street unions and various district branches of the Citizens Federation. They were then distributed to various stores, factories and residents yesterday.

The slogans are as follows:-

1. The reasons for reducing the house rent.
2. To reduce house rent is to restore trade and to help the people to live.
3. To-day is the inaugural day of the house rent reduction movement.
4. To reduce house rent is to alleviate the burdens of citizens.
5. House rent must be reduced for Shanghai to prosper.

The House Rent Reduction Legal Advisory Group will hold a meeting at 3 p.m. January 29 at which plans to be adopted to assist in the movement will be discussed. A letter to this effect was despatched yesterday to forty lawyers, members of the Group.

It is reported that a second meeting of the Standing Committee to discuss important problems regarding the movement will be called at the same time.

Apart from detailing representatives to participate in the house rent reduction movement, the Municipal Education Association is reported to have called the supervisors of public and private schools, having leased houses for their school premises, to a meeting to be held at 1 p.m. February 5.

At a meeting held at 1 p.m. yesterday by the tenants of Kien Yue Fong (建裕坊) at Small North Gate, Nantao, the following resolutions were passed:-

1. That house rentals due for January 1934 be kept in the Shanghai Bank pending the settlement of the dispute concerning house rent reduction.
2. That representatives be required to register with the General Committee.
3. That a meeting be held at 7 p.m. January 29 at which measures to be adopted will be discussed.

On January 28, the Branch Associations of the House Rent Reduction Committee, organised by residents on East Seward Road, East Yuhang Road, Tiendong Road, Pingliang Road, Yangtsepoo Road and Broadway issued the following joint manifesto:-

January 29, 1934.

Morning Translation.

"Trade in Shanghai has been on the decline since the January 28 Incident. Not only have the house rents been increased, but the landlords are intensifying the oppression on the tenants. The residents are unable to bear their heavy burdens and have formed the Shanghai House Rent Reduction Committee."

"We hereby announce the inauguration of the various Branch Associations of the Rent Reduction Committee in Hongkew to support the movement of the Committee."

The East Seward Road Branch Association of the Rent Reduction Committee sent the following letter to the Committee yesterday:-

The Association is in receipt of a report from the tenants of Fan Seng Li (范生立), East Seward Road, reading as follows:-

"On January 17, we received a letter from our rent agency, Brandt & Rodgers, Ltd., a British firm, intimating that our rents would be increased from the Chinese New Year by 30 per cent. Tenants who opposed the increase were requested to pay the rent and vacate the houses at the end of January. It will be recalled that the houses in the terrace were built in 1922 and the rents were \$22 per month and \$50 per month for a single house and a double house respectively. Three years later, the rents were increased from \$22 to \$25 and from \$50 to \$63. The tenants from September 1933 have paid monthly water rate at \$1 and \$1.50. Unexpectedly, our landlord Han Yung Kung (韓永光), relying on the influence of the foreign rent collector, is increasing the rentals. At the present stage of trade depression, the house rents should be decreased. Furthermore, Han has retained lawyer Chen Chung Ying (陳忠英), who warned us to remove by the end of January if we did not consent to the increase. "We request your Association to render support."

The Society Mercury (社会新闻), a 3-day periodical, dated Jan. 27:

#### LOCAL ORGANIZATION OF 19TH ROUTE ARMY

The Dah Foh (大北) Pharmacy near the Szachuen Road Bridge was established by Wang Woo Tseng (王祐成) and his friends. As Wang Woo Tseng is the former Officer-in-Charge of the Rear Office of the 19th Route Army at Nanking, all military equipment for the army was purchased through this pharmacy. At the outbreak of the Fokien rebel movement Wang left Shanghai for Fokien where he became Vice-Commissioner of the Salt Bureau, while Li Soong Yoong (李松勇), manager of the pharmacy, bought large quantities of military necessities from a local Japanese company and transported them to Fokien.

Li is a member of the Chinese Communist Party. During the Canton Uprising in 1927 he was arrested and imprisoned. He was later released as a result of the efforts made by Wang Chiang (王良才).

Following the failure of the Fokien rebellion Li returned here. Ostensibly he is the manager of the Dah Foh Pharmacy, but in reality he is implicated in other activities.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

Date 29/1/34

January 29, 1934.

3

Afternoon Translation

Central China Daily News (Editorial):

#### RENT REDUCTION MOVEMENT

Owing to trade depression, various public organizations have combined to launch a rent reduction movement. For this purpose, a rent reduction movement committee has been formed and a series of principles drawn up to guide the negotiations for the reduction. In this connection, the writer has something to say about the movement.

Natural calamities and civil warfare have brought about bankruptcy in rural China. All the money from the interior has been transported to large commercial centres and many unemployed people have flocked to these centres to seek a living. These migrations have accounted for the increase in the population of Shanghai and the development in the banking enterprise.

In countries where industries and commercial undertakings have been developed, the money would be employed for improvements, but in China, a country financially backward, the situation is different, for most of the surplus funds are speculated in land investments. The only thing that has resulted from these investments is the erection of large buildings in the commercial centres, while the people of rural China are being oppressed.

So much for the people of the rural country. But what about the life of city dwellers? In Shanghai, in contrast to the development in land investment, prices are on the decline and the purchasing power of the people has decreased. The rents should be reduced, but on the contrary they are increased. The greater the increase in rents, the less will be the purchasing power of the people. If this state of affairs continues, the situation will become more serious. Therefore, the rent reduction movement is necessary from the standpoint of the living of the people and the development of industry and commerce.

According to the statements made by Mr. Kwei Ye Fong (黃庭方), member of the Standing Committee of the Shanghai House Owners Association, 90% of the houses in Shanghai are owned by land investment companies and most of the property has been mortgaged to banks. He said that if the tenants wished to reduce the rents, the investment companies would demand from the banks a reduction in interest to compensate for their loss. Thus we know that all these land investments are under the control of the banks. It is unreasonable for the banks to oppose the demand of the people for a reduction in rents as being prejudicial to their interests.

We would advise the banking circles to show sympathy with the people in the rent reduction movement and to sacrifice some of their profits for the benefit of the people.

Chen Pao (Editorial):

We do not believe that the rent reduction movement in Shanghai will meet with success.

We do not mean that local residents should not launch the campaign to secure a reduction of house rents.

January 29, 1934.

Afternoon Translation.

The residents must simultaneously start a movement to effect an improvement of the system of land rates in the foreign Settlements. There is a connection between the house rent and the land lease rent and between the land rent and the value of land. Under the existing system, it seems impossible to reduce the land rates in the Settlements and the rent of land in these districts will increase and the house rent will become higher. The Settlement authorities have assessed the value of land at a high rate in order to increase their income.

Another fact will result in the increase in the house rent—the concentration of ready money in Shanghai. The economic system in the Interior of China has collapsed and the menace of banditry reigns in many parts of the country. People in possession of wealth can not live in peace and therefore come to Shanghai. They will become real estate capitalists in view of the depression in other lines of commerce and industry in this city. Moreover, local bankers have invested their money in the real estate business.

In short, the rent question will not be solved until the rates are lowered. The land law must be enforced in the foreign Settlements to limit speculations in real estate.

#### ANOTHER REFORMED COMMUNIST.

Wu Ts Siang (吴子相) publishes the following statement in the advertisement columns of the "Chen Pao" and other local newspapers:-

Being weak willed, I became the tool of the Chinese Communist Party. When I discovered the deceitful methods of the Party, I severed all connections with it and I am now observing the Three Principles of the People.

~~In commemorating the January 28 Incident, the editor of the Sin Wan Pao makes the following remarks:-~~

#### THE JANUARY 28 INCIDENT AND SHANGHAI

After the January 28 Incident, the Japanese built a large barracks on North Szechuen Road. The place is not within the Settlement and the Japanese have no right to build barracks there, especially as the fortresses at Woosung have been demolished and there are no Chinese soldiers stationed at Chapei. The Japanese are ready to recommence hostilities at any time. We tremble to think of the future of Shanghai.

It was fortunate that the Japanese intention to establish Shanghai as a free city was not realized, but the Japanese are still ambitious and are awaiting an opportunity.

Shanghai is the civic centre of China and its prosperity or ruin will affect the world. China and the whole world should offer protection to Shanghai and no further hostilities should be tolerated.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 29. Jan. 1934.

Miscellaneous (2)

3. That in view of the fact that they majority of local educational institutions are established on leased premises the rentals of which are very high, representatives be assigned to participate in the local rent reduction movement.
4. That in this connection a meeting be convened for February 5, 1934.

Rent Reduction Movement -  
Motor Car Procession

Under the auspices of the Shanghai Municipality Rent Reduction Committee in the Chinese Chamber of Commerce Building, a motor car procession of six vehicles, each carrying a banner and posters bearing on the movement was held on January 28 starting from the Chinese General Chamber of Commerce, North Soochow Road, at 2 p.m. from and after traversing thoroughfares in the Settlement, French Concession and Nantao, terminated at the Chamber of Commerce at 4 p.m.

Boulevard de Montigny tenants organize a  
branch committee

The tenants of those houses in the block of buildings known as the Heng Mu Li (恒茂里) Alleyway, Boulevard de Montigny, which face the street have decided to organize a branch of the rent reduction movement Committee. A communication office has been established at No. 17 Rue Wagner and the principal promoters are Wu Tah-Ih (吳達一), Manager of the Foh Shou Dispensary, 17 Rue Wagner, Li Tsz-hsiang (李芝湘) and seven others. The block of buildings in question is contained by four streets, namely, Rue Wagner,

January 29, 4.

Miscellaneous (3)

*D 3d 38*  
*(Continued)*

Rue Brastzer, Rue Marco Polo and Boulevard de Montigny and there are in all 97 houses which face the street. The houses inside the alleyway number 91 of which only some 40 have been occupied and as the tenants of these premises have already been granted a reduction in rent they are not interested in the movement.

Meeting of 2nd Special District Rent Reduction Movement Committee

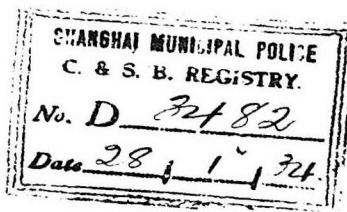
Twenty one committee members of the above Committee organized by various public bodies in the French Concession met in their office at 434 Rue Auguste Boppe at 3 p.m.

January 27. Mao Yuin (毛昱), a committee member of the 2nd Special District Citizens' Federation, presided.

It was decided to appoint a further 16 persons to serve on the Standing and Supervisory Committees of the body as well as to request eight lawyers including Wu Kai Sung (吳紀昇), Councillor of the C.M.F., as legal advisor to deal with matters arising from the movement.

Henan Refugees in Nantao

The 40 Chinese refugees from famine areas in ~~Wuhan~~ who arrived at Shanghai on January 26 and were staying on a piece of vacant ground in the precincts of the Kwan Ti Miao, a temple at West Gate (Vide I.R. 27/1/34) were dispersed by the Chinese police at 6 p.m. January 27. It is learned that these refugees scattered in Nantao and ~~City~~ begging for relief along various streets.



January 28, 1934.

Morning Translation.

~~Our citizens lost 14 billion dollars worth of property and how can we redeem the loss? Our Chamber is of the opinion that the only way to redeem the loss is for the people to buy none other than native goods."~~

Min Pao and other local newspapers:

#### HOUSE RENT REDUCTION MOVEMENT.

To-day being the inaugural day of the rent reduction movement in Shanghai, the House Rent Reduction Movement Committee of various local public organisations has already issued a letter to the citizens requesting them to join the movement.

The First Shanghai Special District Citizens Federation has also despatched the following letter to its members:-

"Owing to present trade depression and with a view to restoring former prosperity, we cannot but join the rent reduction movement.

"We hereby hope that all members of subordinate federations will do their utmost in the movement."

The House Rent Reduction Movement Committee has issued the following notice to the representatives of various public organisations who will participate in the movement to-day:-

"We have agreed to the following resolutions passed at a meeting held on January 26 by representatives of various public bodies:-

1. That January 28 be the inaugural day of the house rent reduction movement.

2. That representatives of each public body provide one motor car to be at our premises at 1 p.m. on that day to take part in the procession.

3. That those motor cars participating in the procession bear a placard with the inscription "Why the House Rent Reduction Movement Has Been Inaugurated".

Hangbills with the following inscriptions will be distributed:-

1. Why should we reduce the house rentals.

2. To-day is the inaugural day of the house rent reduction movement.

3. For Shanghai to prosper, house rentals must be reduced.

4. To reduce house rentals is to restore trade and to help the people to live.

About 30 persons attended a meeting held yesterday by the Second Shanghai Special District House Rent Reduction Committee when many details concerning the movement were discussed.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

January 27 1934

Miscellaneous (2)

Rent Reduction Movement

D3482  
Some sixty Chinese claiming to represent various local public bodies held a meeting under the auspices of the "Shanghai Municipality Rent Reduction Committee" in the Chinese Chamber of Commerce Building, North Soochow Road, between 2.30 p.m. and 4 p.m. January 26. Chang Ih Zung (張一遵), committee member of the 1st Special District Citizens' Federation, presided. The following resolutions were discussed and passed:-

1. That with effect from January 1, 1934, rentals of houses in Shanghai, occupied by either Chinese or foreigners, be reduced according to the following scale:-

<u>Rate of Reduction</u>	
Buildings constructed during or before 1924:	10%
Buildings constructed during 1925, 1926 and 1927:	20%
Buildings constructed during 1928, 1929 and 1930:	30%
Buildings constructed during 1931, 1932 and 1933:	40%

2. That should the landlords refuse to accept the reduced rent the money be deposited in banks and the circumstances be reported to the Committee for reference.
3. That the request of the "Russian Merchants Cooperative Association" for assistance in their efforts to secure reduction in rent of houses Nos. 857, 859 and 861 Avenue Joffre which are occupied by members of that Association, be favourably considered.
4. That propaganda in favour of the rent reduction movement be carried out on January 28.

In connection with resolution 3, a Russian claiming to represent the Russian Merchants Cooperative Association was present during the meeting and produced a letter

January 27, 4.

Miscellaneous (3)

D 348  
ask for assistance in securing reduction of rent for  
the above premises.

The Chinese Chamber of Commerce, North Soochow Road,  
has decided to reject the request of the Shanghai  
Municipality Rent Reduction Committee urging it to  
take part in the movement and holds the opinion that the  
matter should be referred to the Shanghai City Government  
for instruction. The discouraging <sup>attitude</sup> of the Chamber  
to towards the movement is doubtless due to the fact that many  
of its committee members are estate owners in Shanghai.

Some 100 persons claiming to be representatives  
of residents in various alleyways in Chapei held a meeting  
in the Bei Zung (徳成) Primary School, No.4 Shu Ling  
Li, Jukong Road, Chapei, and passed the following  
resolutions:-

1. That a "Chapei Rent Reduction Movement Committee" of twenty-four persons be formed.
2. That the scale of rent reductions be discussed by the Standing Committee of the new body.
3. That the present house rate be maintained.
4. That residents in Chapei deposit commencing <sup>from</sup> February, 1934, their respective monthly rentals in local banks pending a settlement of the dispute.
5. That the reduction be effective for a period of four years.
6. That an extensive propaganda campaign supporting the movement be carried out on January 28.

January 27, 4.

Miscellaneous (4)

*6-3422  
C-10*  
It is worthy of note that Hu Yih Poo (胡一波),  
Wong Ts Ziang (王志祥) and several others who were  
notorious agitators in the Chapei fire insurance  
compensation demanding movement are among the committee  
members of the new organization.

Local Industrial Circles appoint representatives  
to National Industrial Conference to be held in Nanking

Sixteen persons who claimed to be representatives  
of local industrial concerns met in the office of the  
"Chung Hwa Industry Federation", No. 9 Hankow Road, on  
January 25 and decided to appoint seven of the attendance  
to participate in the National Industrial Conference  
which will be held in Nanking in April, 1934.

*Kwok Suen (郭順), Managing Director of the  
Wing On Cotton Mills presided over the function.*

Supt.

for Officer i/o Special Branch.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY  
No. D 3482  
Date 27/1/34

January 27, 1934.

Morning Translation

CITY LIBRARY TO HOLD "JANUARY 28" EXHIBITION

To-morrow will be the second anniversary of the January 28 Incident. The local District Library will hold an exhibition of pictures and drawings relating to the January 28 Incident.

This exhibition will be held at 4 p.m. to-morrow and Mr. Pan Kung Chan, Chief of the Education Bureau, will deliver a speech.

MEMORIAL MEETING FOR HWANG YUNG HWA AND MA HSIAO WU

The Chien Yi Chang (alias Hwang Yung Hwa) and Sze Chi Mei (alias Ma Hsiao Wu) Martyrs Memorial Service publishes a declaration in the Shun Pao stating that a public memorial service for these two ex-service men of the Shanghai Public Safety Bureau will be held at 2 p.m. January 30 in the Young Lecturing Society premises, Chung Hwa Road, Nantao.

Shun Pao and other local newspapers:-

THE TRAINING OF MID-WIVES

The dangerous practices of the old fashioned mid-wives constitute a great menace to society.

Yesterday the National Foreign Style-Doctors Federation sent a petition to the Ministry of Interior requesting it to enforce the regulations governing the qualifications of mid-wives. The Ministry was requested to register all mid-wives and to force all applicants to receive medical training for at least three months before being recognized.

Central China Daily News and other local newspapers:

HOUSE RENT REDUCTION MOVEMENT.

*D 27/1/34*  
*S*  
About 100 representatives of various public organisations and of residents in various alleyways attended a meeting held at 2 p.m. yesterday by the House Rent Reduction Movement Committee in the Shanghai Chinese Chamber of Commerce.

During the function, letters received from the Tuh Lin Li (德林里) Branch of the Shanghai Northern District Rent Reduction Committee, the Jin Li (人和里) Branch Rent Reduction Committee, the Shou Ping Li (寿平里) Branch Rent Reduction Committee and also the request of the Russian Merchants Federation to join the movement were read to the assembly.

The following resolutions were passed:-

1. That the following regulations be applied to the organization of the Committee:-

January 27, 1936.

Morning Translation.

- D  
S
- a) District rent reduction committees and branch committees be established.
  - b) An Investigation Section be formed in each Committee.
  - c) Chinese and foreigners living in this locality have the right to join the rent reduction movement.
  - d) A Special Committee for liaison purposes be organized by the Executive Committee.
2. That the sub-tenants also benefit from the reduction in house rentals.

3. That, if necessary, a mass appeal be made regarding the rent reduction movement.

When considering the request of the various branch rent reduction movement committees in the Shou Ping Li and other alleyway, passed the following resolutions -

- 1. That another committee be formed to deal with the house owners who intend to increase rentals and have threatened to cut off the water supply if the residents do not remove.
- 2. That January 28 being the inaugural day of the rent reduction movement, handbills be distributed and all propaganda work be conducted by the Propaganda Section.

The Shanghai Russian Merchants Federation yesterday sent the following letter to the House Rent Reduction Movement Committee:-

"We are informed of the inauguration of a house rent reduction movement and we will do our utmost to support this movement.

"Rentals have been increased by 40% in the houses Nos. 857-859 and 861 Avenue Joffre occupied by our members.

"We hereby request your Committee to open negotiations with the house owners to cancel the increase."

#### Chinese Chamber of Commerce and Rent Reduction Movement

The 14th meeting of the Executive Committee of the Chinese Chamber of Commerce took place yesterday. Some twenty members were present with Mr. Wong Shiao-lai in the chair. The draft of the following letter to be addressed to the First Special District Citizens Federation was submitted and approved:-

"In reply to your letter of the 14th January informing us that your Federation in cooperation with other public organizations have decided to launch a rent reduction movement and asking us to send one or two representatives to attend your meetings, we would state that in March 1931 following the 28th January Incident, a number of trade associations proposed to start a movement for the remission of rents and wrote a letter requesting assistance.

"Upon receipt of the letter, a committee was formed for the purpose of considering the proposal. The opinions of the Committee was that legally speaking both landlords and tenants were bound by contract.

"At the 86th meeting of the Standing Committee of the Chamber, it was therefore resolved that both the landlords and the tenants should conduct the negotiations for a remission of rents between themselves on the principle of mutual assistance and that in cases of differences between the parties, the Shanghai

January 27, 1934.

Morning Translation.

Shanghai City Government should mediate.

"In pursuance of the resolution, the Chamber, besides exhorting the landlords and the tenants to help each other, submitted a petition to the City Government informing the authorities of the Chamber's decision.

"Regarding the present movement for a reduction in rents, the Chamber has decided to adhere to its previous decision and will not send any delegates to meetings held to promote the movement."

Yesterday, a reporter secured an interview with Mr. Kwei Yi Fong (秦宜芳), member of the Standing Committee of the Shanghai House Owners Association, asking for the opinion of the house owners regarding the movement.

Mr. Kwei stated that it was true that all trades were on the decline. Nevertheless, he continued, 90% of the house owners had mortgaged their property to banks for loans and 9% interest was paid on these loans, while the highest return from investment only came to 7% after land tax and water charges had been paid.

Mr. Kwei said that most of the property owners were in financial straits and that if the tenants desired to reduce the rents, the landlords would be compelled to demand a reduction in interest, land tax and water rates.

The speaker continued that should the demand presented by the landlords be granted, they would willingly reduce the rents, but that should the tenants refuse to pay rents, financial disaster might follow, for most of the houses were owned by banks and the government bonds would be affected as a result of shortage of money in the banks.

China Times and other local newspapers:

CHAPEI VOLUNTEER CORPS TO BE INSPECTED.

To-morrow being the Second Anniversary of the Outbreak of the Shanghai Hostilities, the Administrative Committee of the Chapei Volunteer Corps has decided to hold an inspection of the Corps at 10 a.m. on the ground in front of the Headquarters in memory of the members who sacrificed their lives in the war.

Following the inspection, commemorative badges will be awarded to the men by Mr. Wong Ping Ye (王炳彦), member of the Administrative Committee.

Chen Pao and other local newspapers:

FUKIEN REBELS ENTIRELY DEFEATED

The 19th Route Army at Chienchow has been completely defeated and is awaiting re-organization by the Central Government.

General Chiang Kai Shek is proceeding to Fukien and the people there are making preparations to welcome him.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY
No. D 2282
Date 27/1/34

January 27, 1934.

Morning Translation.

#### MISCELLANEOUS

#### NICHI-NICHI

#### JAPANESE REPRESENTATIVES FOR S.M.C.

In connection with the Japanese representatives on the Council Mr. Ishii, Japanese Consul-General, held a conference with a number of local Japanese representing various organs in the Consulate at 11 a.m. yesterday. It was agreed upon that 2 Japanese candidates namely Mr. Okamoto and Mr. Funatsu be recommended at the coming Municipal election despite the fact that there is a possibility of securing 3 seats on the Council in accordance with the number of Japanese ratepayers. However no objection will be raised in order to maintain international cooperation.

It is reported that the number of British and American representatives will be the same as last year.

#### JAPANESE RESIDENTS CORPORATION TO ENTERTAIN EMERGENCY COMMITTEE MEMBERS

At 6 p.m. January 28 at the Japanese Club Mr. Yasui, President of the Japanese Residents Corporation will entertain 30 Japanese who served as members of the Japanese Emergency Committee during the Sino-Japanese conflict the 2nd anniversary of which falls on January 28.

#### HOUSE RENT REDUCTION MOVEMENT BY JAPANESE

It is reported that the Japanese Street Unions in North Szechuen Road District are holding informal meetings to discuss the house rent reduction movement and the movement to obtain a reduction in the telephone, water, gas and electricity rates.

#### JAPANESE FINED

Yesterday a Japanese named S. Matsumura, age 26, residing at No. 26 Amoy Road was fined Yen 2 at the Japanese Consular Court for assaulting a Chinese in the vicinity of Tung Shing Li off Woosung Road.

#### CAFES AND DANCE HALLS IN CHAPEI ORDERED BY CHINESE POLICE TO CLOSE ON JANUARY 28

It is reported that all the cafes and dance halls in Chapei were ordered by the Chinese Police to close on January 28, the 2nd anniversary of the Sino-Japanese conflict.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 26/1/34

January 26, 1934.

Morning Translation.

Central China Daily News and other local newspapers:

HOUSE RENT REDUCTION MOVEMENT.

*B3482*  
At a meeting to be held at 2 p.m. to-day by the House Rent Reduction Movement Committee in the premises of the Shanghai Chinese Chamber of Commerce, the following measures for a rent reduction will be discussed:-

The reduction in house rentals is to be put into effect for four years, from 1934 to the end of 1937.

It is proposed that... rentals of houses built between 1922 and 1924 be reduced 10%; houses constructed between 1925 and 1927 be reduced 20%; houses built between 1928 and 1930 be reduced 30%; houses built between 1931 and 1933 be reduced 40%.

If the landowners fail to sanction the reductions, no rentals are to be paid from January 1934. All tenants concerned should put the rentals due into a membership bank of the Shanghai Bankers Association.

The various branches of the First Special District Citizens Federation in Hengkew covering East Seward, Ward, Broadway, Yangtszepoo and other Roads have decided to join the rent reduction movement and to hold a meeting in a few days of representatives of various public organizations in these districts.

Yesterday the 14th Branch of the Citizens Federation sent a letter to the Rent Reduction Movement Committee, which reads as follows:

"With reference to one of the resolutions passed at a meeting of the Citizens Federation concerning the launching of a rent reduction movement, we would submit the following proposals for your consideration:-

1) That units of the various branches of the Citizens Federation be formed by tenants of alleyways. Instructions be issued by the Federation to the various branches ordering them to notify the tenants to register at the branches.

2) That views concerning a reduction in rent be canvassed.

3) That blank forms be distributed to the residents for the purpose of collecting information regarding the amounts of rent paid."

China Times and other local newspapers:

SHIPMENTS OF RICE TO NORTH-EASTERN PROVINCES.

It is rumoured that large quantities of cereals are being shipped to the three North-Eastern Provinces following the ban placed on the import of rice into China by the Customs authorities.

With a view to securing authoritative information concerning the shipments, a reporter of this paper approached the Social Affairs Bureau yesterday and was informed that an investigation was being conducted by the Bureau and that should the rumours be found true, the Central Government would be requested to forbid these shipments to the territory under the control of the bogus government.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 8482

Date 24/1/34

January 24, 1934.

Morning Translation.

Central China Daily News and other local newspapers:

HOUSE RENT REDUCTION MOVEMENT IN THE SETTLEMENT.

About 30 persons attended a meeting held at 2 p.m. yesterday in the premises of the Shanghai Chinese Chamber of Commerce by the House Rent Reduction Committee which was formed by the First Shanghai Special District Citizens Federation.

The following resolutions were passed:-

1. That a petition be submitted to the Shanghai City Government and the District Court and a letter be sent to the House Owners Association.
2. That a Legal Advisory Group be formed to deal with the house rent reduction movement.
3. That a general meeting of representatives be called at 2 p.m. January 26 in the premises of the Shanghai Chinese Chamber of Commerce.
4. That officials be detailed to attend the meetings to be held by various bodies regarding the house rent reduction movement, and letters to this effect be despatched to various bodies concerned.
5. That regarding the request for assistance of the Hwa Ping Lee (華昌里) Alleyway Tenants Association, a letter of protest be sent to the house owner concerned.
6. That January 28 be the inaugural day for the house rent reduction movement.

It is reported that Sih Tou-bih (薛第百), Moh Chun-sheh (馬君石), Chu Ah-kwei (朱亞葵), Waung Mei-yun (汪曼云) and several others are being retained as members of the Legal Advisory Group.

Protest against demolition of houses on Ward Road

Following the receipt of a notification from the Land and Estate Department of Hansons informing the tenants of the Shu Ping Lee Alleyway, Ward Road, of an increase in house rent, a meeting took place the other day, at which it was resolved to retain the services of Lawyer Yuan Niang An (袁良安), who has written a letter on behalf of the tenants to the agents of the landlord opposing the increase.

Yesterday a building contractor went to the Alleyway and made a survey of the premises. Asked as to the purpose of his visit, the contractor said that he had been instructed by the agents to demolish the houses and that as soon as a permit was obtained, bamboo scaffolding would be erected.

After hearing the statement made by the contractor the tenants decided to ask Lawyer Yuan to write a letter to the Chinese Ratepayers Association and the Shanghai Municipal Council to protest against the demolition and simultaneously to insert an advertisement in the press for the information of the public.

January 24, 1934.

4  
Morning Translation.

#### Rent Reduction Movement in the French Concession

Since the 22th January Incident, trade in the French Concession has declined. Many shops have closed down and vacant premises are seen everywhere.

To remedy the situation, the Second Special District Citizens Federation once proposed to organize a rent reduction movement, but owing to lack of response from other quarters, the proposal was abandoned.

Some time ago, a request was received from the tenants of about 30 alleyways in the French Concession urging that the movement be revived in cooperation with the Rent Reduction Movement Committee for the whole city of Shanghai.

In compliance with the request, the Federation authorized the establishment of a rent reduction movement committee for the Second Special District and on the other hand with a view to obtaining unity permitted various branches to set up sub-committees of the Federation's Rent Reduction Movement Committee.

#### Rent Reduction Movement in Chapei

At a meeting of the Rent Reduction Movement Preparatory Committee organized by the various public bodies in Chapei held at the Shang Yu Fellow Provincials Association yesterday, the following resolutions were passed:-

- 1) That the committee be designated "The Chapei Rent Reduction Movement Committee."
- 2) That Hu I-ping and 6 others be nominated to draw up the regulations.
- 3) That Lawyers Wu Ching Ju and others be retained as legal advisers for the Committee.
- 4) That no landlords or their agents be permitted to join the Committee.
- 5) That the reduction in house rent in the Special Districts be the basis for the reduction in Chapei.
- 6) That Wong Tse-Tsiang and others be chosen to get in touch with the Rent Reduction Movement Committee of the Special Districts.
- 7) That no reduction in Municipal rates be requested.
- 8) That all the tenants in Chapei be notified to send representatives to the Committee and that a manifesto be issued to the public.

SHANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
No. D 3482
January 24, 1934

Miscellaneous (2)

2. That those members who fail to obtain their licences be notified to register with the office of the Owners' Association.
3. That a meeting be held to discuss measures in connection with the demand for the re-issue of the cancelled licences.

Rent Reduction Movement

Fifteen committee members of the Shanghai Municipality Rent Reduction Committee formed by the 1st Special District Citizens' Federation, etc. held a meeting in the Chinese Chamber of Commerce Building, North Soochow Road, between 2.30 p.m. and 4 p.m. January 23 when the following resolutions were passed :-

1. That rentals in Shanghai be reduced by an amount ranging from 10% to 40% calculated according to the condition of buildings and present rent.
2. That the local Kuomintang be informed of the organization of the Committee for reference.
3. That twenty-two lawyers be invited to act as legal advisors of the Committee.
4. That a meeting of representatives of local public bodies be convened for 2 p.m. January 26 to discuss the rent reduction movement.
5. That January 28, 1934 be fixed as the Rent Reduction Movement Mobilization Day, the propaganda programme for which is to be arranged by the scheduled representative meeting on January 26.
6. That various public bodies be notified to convene meetings in furtherance of the rent reduction movement in their respective offices.
7. That should the landlords refuse to reduce rents as demanded, the tenants withhold payment of the rent and deposit same in banks pending a settlement of the dispute.
8. That assistance be given to the tenants of Shou Ping Li ( ), Ward Road, in their efforts to oppose an increase in rent.

January 24, 4.

Miscellaneous (3)

Some 30 Chinese claiming to represent various public bodies and tenants in Chapei held a meeting in the Shang Yu (上虞) Fellow Countrymen's Association, 18 Kiaotung Li, Kiaotung Road, Chapei, between 3 p.m. and 5 p.m. January 23. Sung Wen-ping (孫文平), representative of the Chapei Peasants' Association, 27 North Paoshing Road, Chapei, presided. The following resolutions were passed :-

1. That a "Shanghai Municipality Chapei District Rent Reduction Movement Association" be formed with an office at 18 Kiaotung Li, Kiaotung Road, Chapei.
2. That five representatives including Wang Ts-ziang (王子祥) be appointed to approach the rent reduction committee in the Chinese Chamber of Commerce for unification in the rent reduction movement.
3. That efforts to obtain reduction be confined to rentals and not to Municipality Rates.
4. That arrangements be made to convene a meeting of representatives of various alleyways and public bodies in Chapei to further the movement.
5. That a manifesto bearing on the movement be issued.

Chinese shipping companies - devise anti-pirate measures

Between 3 p.m. and 4.30 p.m. January 21, some twenty Chinese who claimed to represent various local Chinese steamship companies met in the Association of Shipping Companies, 10 Canton Road, when discussions took place in connection with anti-pirate measures on ships, and the following decisions were reached :-

1. That careful search of passengers be made by the River Police and female searchers one hour before the sailing time of vessels alongside various wharves in Nantao and Foochow.
2. That the River Police be informed of the hours of sailing.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 2282

Morning Translation 1/24

January 23, 1934.

New Tsun Cheo (新春秋), a mosquito 3 day periodical, publishes the following article on 22 Jan. 1934.

SEQUEL TO COURT FIRE

Some days ago, in the early morning, the kitchen on the roof of the First Special District Court Building caught fire.

Afterwards an investigation was ordered by the President of the Court, Kuo Yun Kwan (郭雲觀) and the two coolies named Wong Shu Hai (黃叔海) and Wong Yung Sung (黃康生) were found to be at fault. President Kuo ordered the two servants to be handed over to the Procurator for interrogation.

As a result, the two servants were prosecuted for infringing Item No. 2, Article 187 of the Criminal Code and were sentenced to two months' imprisonment each.

Considering that according to the Mixed Court Rendition Agreement the power of the Procurator extends from Articles 103 to 186 and that since the prosecution referred to Article 187, the Procurator has acted ultra vires, the Legal Department of the Shanghai Municipal Council has lodged a protest with the Procurator.

As the case concerns the judicial power of China, much significance is attached to the outcome of the protest.

Min Sin Jih Pao (民智報), a mosquito daily, publishes the following correction on 20 Jan. 1934.

"ZIA YUNG CHING AND THE POLICE"

Zia Yung Ching (翟雲卿) is a good actor, but his conduct is not above reproach.

Some months ago, he established a club known as "The 28th January Club" which has aroused the curiosity of many people and is regarded as a joke.

Some time ago, he encountered a search party on the street and was insulted by the Police, and Zia told his friends how in return he had humbled the Police. One of his audience subsequently wrote an article entitled "Zia Yung Ching and The Police" which was published by this paper on 15 January.

Following the publication of the article, an inquiry was set on foot, the result of which disclosed that the incident mentioned in the article regarding his Court action against the Police was a figment of his imagination.

We therefore express regret for publishing incorrect information.

Min Pao and other local newspapers :-

RENT REDUCTION MOVEMENT

The Rent Reduction Movement Committee yesterday sent the following notification to the members of the Committee :-

The first meeting of the Standing Committee will be held at 2 p.m. January 23. As you are one of the members we inform you of the time and date of the meeting and request you to attend.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 2563

D u 23 / 1 34

January 23, 1954.

Afternoon Translation.

Min Pao and other local newspapers :-

SHANGHAI WAR DEVASTATED AREAS FIRE INSURANCE COMPENSATION  
CLAIMANTS ASSOCIATION TO BE DISSOLVED

Following the January 28th Incident, the Shanghai War Devastated Areas Fire Insurance Compensation Claimants Association has requested the Shanghai City Government and the Bureau of Social Affairs to open negotiations over the question of compensation. The Bureau of Social Affairs had held meeting after meeting and detailed members to deal with the matter.

A sum of \$500,000 has been distributed among the war sufferers.

The Bureau of Social Affairs has instructed the Association to cease operations as the Bureau is negotiating for compensation with both the Chinese and foreign companies.

Min Pao and other local newspapers :-

SHANGHAI GENERAL LABOUR UNION SUBMITS PETITION

The Shanghai General Labour Union yesterday submitted a petition to the 4th Plenary Congress requesting the National Government to instruct the Legislative Yuan to revise the laws governing labour unions in order to have general labour unions recognized in various provinces and municipalities or to issue regulations to govern the organization of the Shanghai General Labour Union. The petition also requests the Central Peoples Movement Committee to permit the registration of the Union at the authorities prior to the promulgation of the new laws.

Central China Daily News and other local newspapers :-

FORMER WORKERS REQUEST REEMPLOYMENT AT CHUNG HWA  
VULCANIZING WORKS

The Chung Hwa Vulcanizing Works at Tsi Tao Jao Road, Nantao, suspended operations in 1932. An agreement between the management and the workers was concluded at the Social Bureau to the effect that the former workers should have preference of employment if the factory reopened.

Upon learning that the works would soon reopen the former operatives immediately requested the First District Vulcanizing Trade Workers Union and the local Fangph to assist them in obtaining employment.

At 10 a.m. yesterday, members of the Union accompanied by representatives of the operatives called at the Vulcanizing Works Owners Association.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3282

22/1/34

January 22, 1934.

Morning Transl. from

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

Yesterday about 50 persons representing the shops and residents on Heng Foong Road, Kung Woo Road and Dah Tung Road, Chapei, held a meeting in support of the movement for a reduction of house rentals in Chapei.

It was resolved to convene an inaugural meeting of the Chapei Municipal District House Rent Reduction Movement in conjunction with various public bodies in Chapei.

Upon receipt of a letter from the First Shanghai Special District Citizens Federation, the 13th Branch of the Federation has already detailed officials to make an investigation into the present rates of house rents in the alleyways and terraces under the jurisdiction of the Branch. A report to this effect was submitted yesterday to the First Shanghai Special District Citizens Federation and the House Rent Reduction Committee and they were requested to continue with the house rent reduction movement.

Rent Reduction Movement in French Concession

The Shanghai Second Special District Rent Reduction Movement Committee held a meeting yesterday afternoon at 434 Rue Poppe. More than ten members were present. Mr. Hwang Hsiang Ku presided. The following measures were discussed and passed:-

1. That this Committee be enlarged and that a proposal be submitted to the Executive Committee of the Citizens Federation that 12 committee members should be added to the Rent Reduction Movement Committee.
2. That tenants in the various terraces within this district be notified to submit reports regarding the oppression of the house owners.
3. That the next Committee meeting be held at 3 p.m.

January 27.



### Miscellaneous

#### Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :	Best Quality ... \$8.00
	Good " ... \$7.40
	Ordinary " ... \$6.80
Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$6.00
	Ordinary " ... \$6.50

The average prices of rice for the week ending January 21, 1934 are as above.

#### Shanghai Municipality Rent Reduction Movement Committee - meeting

Between 3 p.m. and 5 p.m. January 20, twenty-three members of the Shanghai Municipality Rent Reduction Movement Committee held a meeting in the Chamber of Commerce, North Soochow Road, and passed the following resolutions :-

1. That the Chinese Authorities be asked to publish a notice instructing the landlords to refrain from collecting rent in accordance with the lunar calendar.
2. That letters be despatched to the Municipal Council and the Shanghai Municipality informing them of the willingness of the residents to adhere to the present municipal rates.
3. That in cases where landlords dispose of their property, the new owners should be asked not to increase the existing house rent.
4. That funds be collected from the executive committee members and various local public bodies participating in the movement to cover the expenses of the body.
5. That a "Punishment Committee" be organized to deal with those who fail to attend meetings of the committee.

January 22,

4.

Miscellaneous (2)

6. That the office of the Committee be temporarily established in the Citizens' Federation which is located in the Chamber of Commerce building, North Soochow Road.

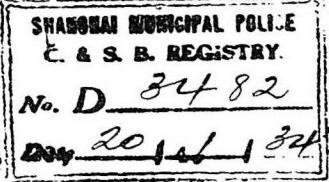
During the meeting, a Standing Committee of nine persons were elected and a secretary was appointed. In addition, the following departments were organized.

<u>Department</u>	<u>No. of members</u>
Secretariat	7
General Affairs	2
Financial	2
Organization	2
Investigation	2
Propaganda	2

Rent Reduction Movement - activities of French Concession Citizens' Federation

Thirteen committee members of the 2nd Special District Citizens' Federation held a meeting in their office, 343 Rue Auguste Roppe, between 2.30 p.m. and 4 p.m. January 21, when the following resolutions were passed :-

1. That the Federation unite with the Preparatory Office of the 2nd Special District Rent Reduction Movement Committee" formed by Wu Siu (吳錫), and Huang Ngoeh (黃乃) (Vide I.R. 12/1/34) in the rent reduction movement and that both bodies establish an amalgamated "2nd Special District Rent Reduction Movement Committee".
2. That an advertisement be inserted in the local press notifying residents in the French Concession to report all cases of oppression by landlords to the Committee for disposal.



January

Miscellaneous

Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :	Best Quality ... \$8.00
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	Ordinary " ... \$6.80
Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$7.00
	Ordinary " ... \$6.50

Rent Reduction Movement - Doong Shou Li, Chengtu Road

D 3082  
S  
Ten tenants of the Doong Shou Li (同寿里) Alleyway, Chengtu Road, held a meeting in house No.35 of this alleyway at 6 p.m. January 19 and decided to appoint representatives to negotiate with the landlord of the alleyway for a reduction of 30% in rental. There are some 50 tenants in this alleyway.

for Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE  
C & S. B. REGISTRY.

No. D 32182

Date 20. 1. 34

January 20, 1934.

Morning Translation

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting held yesterday by the Executive Committee of the 18th District Branch of the First Shanghai Special District Citizens Federation at No. 160 Burkitt Road, about 20 persons were present.

The following resolutions were passed:-

1. That a "Rent Reduction Committee" be formed and an Executive Committee of 17 members be elected; that citizens of this district be notified to register at our office.

2. That Ho Voong-ziang (胡鳴章), Sung bih-woo (孫弼佐) and three others be nominated members of the Standing Committee; that Ho Voong-zhang and Sung Bih-woo be appointed delegates to the meeting to be held by the "Shanghai Municipality Rent Reduction Committee".

China Evening News (Editorial):

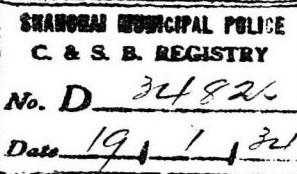
Various local public bodies have recently organised the Rent Reduction Committee. According to yesterday's newspaper report, local foreign residents of various countries were about to hold a meeting to discuss the rent reduction movement. From the above, it will be seen that the promotion of the movement is the outcome of the sufferings of the majority of Shanghai residents.

The rents of houses in Shanghai are higher than those in any other part of China. In consequence of the high house rents, a one-story small residence houses as many as five families. The tenants sleep, eat and drink there and the smell in the house is even worse than that in a stable. A large part of the income of a family occupying a small corner of the house goes towards paying the rent, and in case of delay in payment, letters from lawyers or warnings from Court follow. The tenants are forced to remove or a part of their property is detained against the payment of the rent due. It is really difficult for us to reside in Shanghai.

Landlords possess capital and expect to obtain interest. In view of the market depression, they invest in the real estate business. During the past few years, a large number of wealthy people have become real estate dealers and the value of land in this locality has vastly increased. Due to the high cost of land and of the construction of houses, the landlords base the house rents on the value of the land and the houses. The interests of the tenants are ignored. Eager to obtain interest, the landlords pay attention to the construction of houses. Unoccupied houses are found everywhere.

The high costs of house rents and land are chiefly due to the congestion of the residents in the busy districts. In the event that the Municipality of Greater Shanghai will exert every effort to provide facilities in out-side districts and encourage real estate merchants to invest in these regions, house rents in the central districts will naturally decrease.

We request the Municipality of Greater Shanghai to consider the matter carefully.



January 19, 1934.

Afternoon Translation

Sin Wan Pao and other local newspapers:

VARIOUS TRADE GUILDS TO DEMAND EXEMPTION FROM LAND TAX

Yesterday at 2 p.m. a meeting took place of various trade associations at the premises of the Shoe Guild on Neewoo Road in the city. About 40 persons representing more than 30 trade associations attended.

Loh Wei-chang (罗伟昌), who took the chair, said that the Land Bureau of the Municipality of Greater Shanghai intended to collect land tax in accordance with the new assessments. The tax was 40 times greater than formerly, and the various guilds were unable to pay it.

The Chairman continued that a trade guild was a legal body and that its purpose was to promote the interests of the people in general and the merchants in particular. Formerly, temples which existed for the purpose of propagating superstitious beliefs were exempted from land tax. Since the work of the guilds was for the benefit of the people, it was reasonable to request that the property belonging to these guilds be exempted from the tax.

Following discussion, four resolutions were passed:

- 1) That a petition be presented in the name of the various trade guilds to the Ministries of Industry, Finance, and Home Affairs, the Municipality of Greater Shanghai, and the Chinese Chamber of Commerce, requesting the authorities to exempt the trade guilds from the land tax.
- 2) That Chiang Zai-shao and four others be chosen to compose the committee for drawing up the petition.
- 3) That a meeting of the committee be convened at 2 p.m. on 20 January.
- 4) That the office of the committee be located in the premises of the Shoe Guild.

China Times and other local newspapers:

MEETING OF THE 12TH BRANCH OF CITIZENS FEDERATION

At a meeting held at 2 p.m. yesterday of the 12th Branch of the Shanghai First Special District Citizens Federation at the office of the Branch at the Mo An Lee Alleyway (摩安里) off Taku Road, a resolution that a sub-committee of the Shanghai House Rent Reduction Movement Committee be formed was passed.

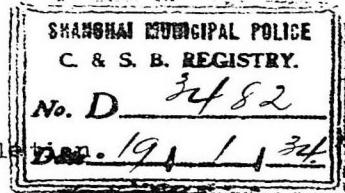
China Evening News (comment):

RENT REDUCTION MOVEMENT.

Owing to trade depression, various local Chinese public bodies have recently promoted a movement to secure a reduction of house rents.

Landlords are people who become prosperous without labour and the object of the rent reduction movement is to decrease their income.

The landlords ought voluntarily reduce the rents.



January 19, 1934.

Morning Translation

~~to amend the labour union law in order to have the Shanghai General Labour Union recognized.~~

~~Yesterday the Bureau of Social Affairs received an instruction from the Municipality of Greater Shanghai stating that the Executive Yuan has permitted the Shanghai General Labour Union to change its name to "National Salvation Federation of Various Labour Unions in Shanghai" (上海市各界救国联合会).~~

China Times and other local newspapers:

#### THE HOUSE RENT REDUCTION MOVEMENT

With a view to alleviating the burdens of the people during the present period of depression, a house rent reduction movement committee was proposed by the various public organizations.

On 16th January, a meeting of representatives of the public organizations was convened at the premises of the Chinese Chamber of Commerce, North Soochow Road, at which the regulations governing the organization of the committee were passed and 35 persons were elected members of the Committee.

It is ascertained that the first meeting of the Committee will take place at 2 p.m. to-morrow at the Chinese Chamber of Commerce and a notification has been issued to the members.

Following the launching of a house rent reduction movement by the various Chinese public organizations, many foreign residents associations have decided to call a meeting in a few days for the purpose of discussing the advisability of joining the movement.

According to the opinions of foreign residents, not only should the house rent be reduced, but charges for electricity, gas, water and telephone service should also be lowered, for they consider that the prevailing depression has affected not only Chinese residents but the foreigners as well. They contend that prices have dropped everywhere in the world except in Shanghai, where the house rent and rates for all public utilities have increased.

The reduction movement is being sponsored chiefly by the Japanese Streets Federation, the White Russian Merchants Federation, the Indian Federation, the Portuguese Residents Association and other residents and trade associations. Even a number of British residents are supporting the movement.

In Shanghai, there are about 50,000 foreigners. The total amount of house rent paid by them is nearly equal to the amount paid by Chinese tenants (in the International Settlement the Chinese pay about \$3,000,000 while the foreigners about \$2,600,000), whereas the amounts of charges paid by foreigners for electricity, water and gas are more than those paid by Chinese.

The Shanghai Municipal Council has a voice in the control of these undertakings, but the actual power is held by the principals directors of these companies. Inasmuch as

January 19, 1934.

Morning Translation.

a reduction in rates will be injurious to their personal interests, these directors are opposed to the movement.

Considering that a reduction in house rent means a reduction in the municipal tax, the Shanghai Municipal Council itself also objects to the movement. With a view to influencing the Board of Councillors, the various foreign residents associations are endeavoring to arouse public opinion in favour of the reduction movement.

Chen Tao and other local newspapers:-

#### FINANCES OF THE MUNICIPALITY OF GREATER SHANGHAI

Our reporter yesterday called at the Bureau of Finance and learned that not only has the revenue of the Municipality of Greater Shanghai decreased since the recent Sino-Japanese hostilities in Shanghai, but expenses are increasing owing to the re-organization of the war affected areas.

During the past six months, there has been a deficit of over \$1,000,000.

Da-Bei Wan Pao (大美晚报) published the following article on January 18:-

#### CHINESE AUTHORITIES DENY REPORT REGARDING THE NECESSITY FOR CARS TO HAVE CHINESE LICENSE PLATES ON EXTRA SETTLEMENT ROADS

A certain official of the Municipality of Greater Shanghai yesterday gave the following information to a reporter of the Kuo Wen News Agency:-

The Municipality of Greater Shanghai has not concluded any agreement with the S.I.C. A report appearing in the local newspapers stating that, commencing from the year 1934, all motor cars running on extra-settlement roads must bear Chinese license plates is false. The Municipality of Greater Shanghai has instructed the Police not to detain motor cars which have no Chinese license plates. In case of violation of Police Regulations, the number of the car will be taken and a report will be made by the Police.

China Times and other local newspapers:-

#### INSPECTION OF FACTORIES

The Municipality of Greater Shanghai is continuing negotiations with the S.I.C. over the question of the inspection of factories in the International Settlement.

The Ministry of Industry has drawn up Rules governing the organization of district factory inspection organs and will instruct Provincial Governments and Municipalities regarding the formation of these organs.

SHANGHAI MUNICIPAL POLICE

S. S. B. REGISTRY

N.D. 3482  
January 18, 1934

Miscellaneous (3)

3. That the Shanghai Municipality be requested to punish the rate collectors responsible for the incident.

Jen An Li, Kuling Road - tenants agitate for reduction in rent

Under the auspices of Wang Liang-ching (王良慶), a lawyer, some ten residents of the Jen An Li (仁安里), Kuling Road, met in the said lawyer's residence, No.10 Jen An Li, Kuling Road, between 8 p.m. and 9 p.m. January 17, when it was decided to collect \$1.00 from each householder in the alleyway towards a fund to form a Tenants' Union, and to assign six persons to join the "Shanghai Municipality Rent Reduction Committee" in the Chinese Chamber of Commerce building, North Soochow Road.

for Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE  
REGISTRY

N. D. 3482

Morning Translation 18 Jan 1934

January 18, 1934.

China Times and other local newspapers:

THE HOUSE RENT REDUCTION MOVEMENT

A meeting of the tenants of the Jen An Lee Alleyway (人安里), off Kuling Road, took place at 8 p.m. yesterday at House No. 10 in the alleyway. Some twenty persons were present. After discussion, the following resolutions were passed:-

- 1) That the Tenants Association join the Shanghai House Rent Reduction Movement.
- 2) That Wong Liang-ching and five others be nominated to represent the Association on the House Rent Reduction Movement Committee organized by various public organizations.

SHANGHAI MUNICIPAL POLICE  
C. & S. R. REGISTRY.

N. D 32482

3  
January 17, 1934. Afternoon Translation.

Due 17.1.1934

Shun Pao (Nanking Telegram):-

LORD MARLEY REQUESTS RELEASE OF NOULENS COUPLE

The Noulens couple are now in the Central Hospital receiving medical treatment after fasting for 25 days.

Lord Marley will request all the supporters of the Noulens couple in London to send a joint petition to the Nanking Government demanding the release of the couple.

According to the judicial authorities, the Noulens have already been convicted and will not be released. Formerly, the World Anti-Imperialist League made the same request for the release of Noulens, but it was ignored. China is an independent country, and the Judiciary Organ would not give any consideration to the request of the League. The Noulens couple committed a crime in China, therefore, they were subject to the jurisdiction of Chinese Court. Interference cannot be tolerated.

China Times (Comment):

THE HOUSE RENT REDUCTION MOVEMENT

As a result of the Shanghai Hostilities, a great many people have become unemployed. Those who are still employed have found that their income has been dwindling. Nevertheless, the house rent has remained as high as ever. We can economize on clothes, food and other expenses, but we must pay the house rent. Should we owe one month's rent, the rent collector would ask us to remove.

Now let us leave dwelling houses aside and consider shop premises. In Shanghai, the most prosperous street is Nanking Road, but it is reported that the turnover of the firms now is far less than before the 28th January Incident. Reductions in staff, salaries, etc. have become necessary in order to maintain business, but a reduction in the house rent has not been granted. Since business houses on Nanking Road are in such a depressed state, you can imagine the conditions of those situated on other roads. A walk along Paoshan Road (Chapei) and North Szechuen Road will convince you of the acute depression now prevailing.

Trade is in a deplorable condition and the people are desperately poor, yet business men, factory owners and house tenants are required to bear the oppression of landlords. In fact, everybody is suffering except the landlords.

If a city is prosperous, the house rents are high. Conversely, if a city is not prosperous, the house rents are low. However, in Shanghai, the rent before the war when prosperity reigned has remained unaltered. The landlords alone are reaping the benefits.

Now that the people of Shanghai have found that they are unable to bear such a burden, they have gathered together and demanded a reduction of house rent. Such a movement will no doubt have the sympathy of society,

January 17, 1934.

Afternoon Translation,

for everyone hopes for a reduction in house rent.

Our only hope is that the landlords may become conscious of the fact that in view of the depression prevailing in all trades, the house rent should be reduced, for if the landlords remain indifferent to the requests, many business house will close down and residents will remove to other places. Thus many houses will become empty. The result will be that the landlords will receive nothing from their investments.

We hope that the present movement for a reduction in house rent will extend and will not be confined to one section of the community. On the other hand, we have to pay some attention to the interests of the landlords. No excessive demand should be made.

SHANGHAI MUNICIPAL POLICE  
C. S. R. D. REGISTRY

N. D. 3482

January 17, 1934.

Morning Translation

Date 17-1-34

Chen Pao and other local newspapers.

RENT REDUCTION MOVEMENT.

At 2 p.m. yesterday, the First Shanghai Special District Citizens Federation held a meeting of representatives in the Chinese Chamber of Commerce building, North Soochow Road, to discuss the rent reduction movement. Over 100 persons representing some 50 local public bodies including the Ningpo Fellow Provincials Association, the Native Goods Factory Owners Federation and many branch associations of the Citizens Federation were present.

Zau Ts Kung (翟志功) who presided, delivered the following address:-

"Since the January 28 War in Shanghai, the local market has collapsed and the number of unemployed has increased. Nanking Road was always noted for prosperity. However, due to high house rents, about 80 per cent of shops located on Nanking Road have closed down. Shanghai being the centre of civilization and commerce of China, trade depression in the city will affect the whole country. We should therefore exert every effort to carry out the movement to secure a reduction of house rents. The attendance is requested to express views regarding the campaign."

The following resolutions were passed:-

1. That a manifesto be issued.
2. That a Rent Reduction Committee be formed.
3. That the Committee thoroughly discuss the rent reduction question.
4. That the illegal collection of house rents based on the lunar calendar be abolished.
5. That no increase in house rents follow a change in landlords.
6. That the rents of new houses do not exceed those of the old houses on that site.

7. That, regarding the letter received from the tenants in Tai Wu Ka Street (大勿加), requesting that the engagement of a foreign attorney-at-law as agent to collect the house rents be prohibited, lawyers Fessenden and Holcomb be notified of the above.

The manifesto reads as follows:-

"Shanghai is the first commercial port of China and the district is densely populated. During the past few years, trade in this city has been declining and the number of unemployed has increased. Shops and factorids have closed, many people have become unemployed, wives and children are sold and is of every day occurrence.

"House rents in Shanghai are higher than those in every other part of China, while a few capitalists and real estate merchants, disregarding the welfare of the public, continually increase the rents. A large part of the income of a family goes towards paying the rent and in case of delay in payment, the landlords order rent collectors to resort to illegal actions and instruct lawyers to prosecute the tenants.

~~"The most landlords in this city are Chinese - they should voluntarily accept the movement. The~~  
~~"United support will ensure the success of~~  
~~"the movement."~~

January 17, 1934.

Morning Translation.

"As most landlords in this city are Chinese, they should voluntarily reduce the house rents. Thus the tenants and society as a whole will benefit.

"United support will ensure the success of the movement."

#### Rent Reduction Movement In French Concession.

At a meeting held the other day by representatives of residents in the French Concession, it was resolved to organize a "Second Shanghai Special District House Rent Reduction Movement Committee" and it was also decided to detail Wang Nao (王乃) and two others to proceed to the Second Special District Citizens Federation. It is reported that the three representatives at 2 p.m. yesterday called at the Federation and were received by Wang Nao, member of the Standing Committee. During the interview, the latter stated that following the January 28 Incident, business collapsed especially in the Second Special District. For example some of the shops on Rue Consulat which is regarded as a most important road are unable to carry on their business, but the house rents have not been reduced.

Regarding the house rent reduction movement, he added, the Federation in September last year formed a Rent Reduction Committee, but the movement was unsuccessful owing to lack of support.

He concluded that the Rent Reduction Movement Committee formed by the residents may be amalgamated with the Federation.

It is learned that the Second Special District Citizens Federation will hold a meeting in the near future for the purpose of discussing the rent reduction movement.

Sin Wan Pao.

#### EXTRA SETTLEMENT ROADS

The negotiations regarding the extra-settlement roads have been re-opened between the S.I.C. and the Municipality of Greater Shanghai. The draft agreement will be formally signed to-day or to-morrow by representatives of both sides. This agreement will be effective after sanction by the superior organs.

This draft agreement includes various important clauses, such as Police rights, the collection of revenue, and public utility enterprises. The contents of the agreement will be the same as reported last year in this newspaper. The explanation of the terms of the agreement will be discussed by a Committee to be formed by both parties after the agreement comes into force. Both parties have made concessions regarding Police rights and revenue collection.

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SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

N. D. 3282  
January 17, 4.  
Due 17/1/1882

Miscellaneous

Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :-

Best Quality	...	\$8.00
Good "	...	\$7.40
Ordinary "	...	\$6.80

Saigon Rice :-

Best Quality	...	\$7.50
Good "	...	\$7.00
Ordinary "	...	\$6.50

Rent Reduction Movement - meeting of representatives of various local bodies

Some sixty Chinese claiming to represent twenty-five local public bodies held a meeting under the auspices of the 1st Special District Citizens' Federation in the Chinese Chamber of Commerce building, North Soochow Road, between 2.30 p.m. and 5 p.m. January 16. Wong Hen-liang (王漢良), a committee member of the 1st Special District Citizens' Federation, presided. The following resolutions were discussed and passed :-

- S
1. That a "Shanghai Municipality Rent Reduction Committee" of 35 members be formed.
  2. That a manifesto bearing on the rent reduction movement be issued.
  3. That Messrs Fessenden & Holcomb be warned by letter against oppressing the residents of Tah Woo Ka, off Taitshih Road in the matter of collection of rent.
  4. That measures for rent reduction in Shanghai be discussed and decided upon by the Committee.
  5. That should the landlords refuse to entertain the request for reduction, local residents be urged to refuse payment of rent.
  6. That the adoption of the lunar calendar in collecting rent be abolished.
  7. That the present scale of Municipal Rates be adhered to despite any reduction in rent.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

January

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Miscellaneous (2)

Rent Reduction Movement

Seven members of the 1st Special District Citizens' Federation held a meeting in their office in the Chinese Chamber of Commerce building, North Soochow Road, between 2.30 p.m. and 3.30 p.m. January 15 and discussed the convention of a meeting of representatives of local public bodies at 2 p.m. January 16 in the Chamber building in connection with the rent reduction movement. The following resolutions were passed :-

1. That with a view to preventing unruly elements from taking part in the scheduled meeting, the representatives who will be present, be required to produce badges or letters of identification.
2. That the following proposals be put before the scheduled meeting for discussion :-
  - a) That the illegal adoption of the lunar calendar in collecting rent be abolished.
  - b) That the present scale of Municipal Rates be adhered to despite any reduction of rent in Shanghai.
  - c) That a general "Rent Reduction Committee" be formed.

Some ten members of the Executive Committee of the 2nd Special District Citizens' Federation met in their office at 434 Rue Auguste Boppe, between 4.30 p.m. and 6.30 p.m. January 15 and decided to take part in the meeting of representatives of local bodies in the Chamber of Commerce on January 16 to discuss the rent reduction movement. It was further resolved to participate in the movement to demand the return of Kin Chek, a Korean naturalized Chinese, from the Japanese Authorities to the Chinese Judicial Authorities.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482  
Morning Translation.  
Date 16/1/34

January 16, 1934.

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

Upon receipt of requests from various branch federations, a decision was reached at a meeting held by the Executive Committee of the First Shanghai Special District Citizens Federation to the effect that a "Rent Reduction Movement Committee" be organized. Letters have been despatched to the Chinese Chamber of Commerce, the General Labour Union, the Bar Association, the Chinese Ratepayers Association and the Farmers Federation asking for support.

Realizing that a reduction in house rentals is a movement that concerns the people, the various organizations will hold a meeting at 2 p.m. to-day in the premises of the Chinese Chamber of Commerce. Measures to secure a rent reduction will be discussed.

The Second Shanghai Special District Citizens Federation is supporting the rent reduction movement. At a meeting held by the Executive Committee some days ago, two representatives were appointed to discuss the question and co-operate with the First Shanghai Special District Citizens Federation.

Forms for ascertaining the amount of house rentals have been printed by various street unions on East Yuheng Road, Broadway, East Seward Road, Pingliang Road and Yangtzepec Road, and various branch citizens federations on Avenue Road, Burkhill Road, Kuling Road, Park Road, Changsha Road, Nanking Road, Peking Road, Ningpo Road, Foochow Road, and Honan Road. Officials were despatched yesterday to various districts to commence registration in order to secure united support for the rent reduction movement.

It is reported that the Six Roads Merchants Union, the West Gate Merchants Union and other public organizations in various municipal districts in Nantao are also devising ways and means to start a movement for the rent reduction in order that the livelihood of the citizens may be maintained.

Shun Pao and other local newspapers:-

DISPUTE OVER INCREASE OF HOUSE RENT

The tenants in Shao Ping Li (寿昌里), Ward Road, received a letter from the house owners in November last year stating that their house rents would be increased commencing from January 1, 1934. The tenants held a conference immediately and lawyer Yuan Yiang An (袁仰安) was engaged to oppose the increase.

On January 10, the tenants received another letter from the house owners notifying them to remove before January 20. Otherwise, the water rate in the terrace would not be paid by the owners. This notice has also been inserted in the various local newspapers.

The tenants held a meeting yesterday and the local municipal authorities and the various public bodies will be requested to submit a protest regarding the increase.

3482

January 15, 1941

MiscellaneousPrice of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :	Best Quality ... \$8.00
	Good " ... \$7.40
	Ordinary " ... \$6.80

Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$7.00
	Ordinary " ... \$6.50

The average prices of rice for the week ending Jan. 14 are as above.

Tao Teh Li Alleyway - rent reduction movement

*D 3482*

The Tao Teh Li (道立) Alleyway Branch of the 3rd Section of the 2nd Special District Citizens' Federation, Tao Teh Li, Avenue Foch, French Concession, issued on January 13 a circular instructing the residents in the alleyway to pay their rentals up to October and to deposit the rent for November and December in banks pending a settlement of the rent reduction dispute in the alleyway. The circular also demands that any warning or letter received by the residents from the landlord be reported to the Federation.

Ngan Nyi (Twentytwo) Society - new body formed

A new organization entitled "Ngan Nyi" (Twentytwo) Society with a preparatory office at 2637 Chungsan Road came into existence on January 13. The purpose and aims of this Society generally are to encourage production and consumption of national goods and its chief promoters are professors of the Great China University, Chungsan Road.

January 25, 15:41 P.M.

### Miscellaneous (2)

## Rent Reduction Movement - activities of the 1st Special District Citizens' Federation

Fifteen members of the 31st Branch of the 1st Special District Citizens' Federation at a meeting held in their office at 731 Wan Liang Li (萬詳里), Elgin Road, between 2.30 p.m. and 4 p.m. January 14 decided to organize a "Rent Reduction Movement Committee" and to distribute among members of the Branch copies of a "Rent Investigation Form" prepared by the Federation, (Vide I.R. 23/12/33). It was also resolved to notify the members to fill in the form and return it to the Branch within three days.

On the morning of January 15, copies of the form were distributed among the residents on Elgin and Boundary Roads.

On the morning of January 14, the 9th Branch of the 1st Special District Citizens' Federation distributed copies of a circular notice to the residents on Avenue, Burkhill, Kuling, Park, Changsha, Myburgh, Shanhakwan, Changtu, Tatung and Carter Roads. The notice ~~said~~ the residents to call at once at the 9th Branch office and report the conditions of their livelihood, particularly the amount of rent paid.

Pootung Fellow Countrymen's Association - Annual meeting

500 members of the Foochow Fellow Countrymen's Association held a meeting in the Chamber of Commerce building, North Soochow Road, between 2.30 p.m. and 5 p.m. January 14, when various resolutions in connection with the improvement of conditions in Foochow were discussed and passed.

32482

January 15, 1934.

Morning Translation 15, 1, 1934

China Times and other local newspapers:

THE HOUSE RENT REDUCTION MOVEMENT

*DOWRY*  
The following notification was issued yesterday by the 9th Branch of the First Special District Citizens Federation:-

"Depression has prevailed as a result of the Shanghai Hostilities. Prices have dropped. Farming villages are on the verge of bankruptcy, while the livelihood of the city dwellers is in danger. Nevertheless the house rent in this city is still as high as ever before."

"With a view to alleviating the burdens of the people, the Branch has started a movement for a reduction in house rent."

"In order that the movement may obtain united support, citizens and firms on Avenue, Burkhill, Kuling, Park, Changsha, Myburgh, Shanhakuan, Chengtu, Tatung and Carter Roads are hereby requested to register at the office of the Branch at 160 Burkhill Road."

Yesterday a meeting of the Executive Committee of the 31st Branch of the Federation took place at 2 p.m. at the office of the Branch on Elgin Road. Some ten members were present. After discussion, the following resolutions were passed:-

- 1) That a manifesto on the house rent reduction movement be issued.
- 2) That a committee for the house rent reduction movement be organized.
- 3) That the members of the Executive Committee be concurrently members of the house rent reduction committee.
- 4) That a house rent investigation form be distributed.
- 5) That a notification be issued to the people in the area subject to the supervision of the Branch to return the investigation form within three days.
- 6) That proposals for a reduction in house rent be brought before the meeting to be held on 16 January of the various public organizations.

It is learned that the meeting of the various public organizations to discuss the launching of a house rent reduction movement will take place to-morrow at the premises of the Chinese Chamber of Commerce, North Socchow Road.

China Times and other local newspapers:

PEOPLE'S AEROPLANES TO GIVE EXHIBITION ON 28 JAN.

The following letter from the Shanghai Merchants National Salvation Federation was addressed yesterday to the Aviation Federation:-

"Your Federation was organized following the cessation of the Shanghai Hostilities with the object of improving China's air force. Funds were contributed by the people and over ten planes were purchased."

"Now that the Second Anniversary of the 28th January is near, we would ask you to make arrangements for these machines to give an exhibition on that occasion in order to arouse the patriotism of the people and to remind them of the humiliations suffered at that time."

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 14.1.34.

January 14, 1934.

Morning Translation

agreements, receipts etc. If people are willing to relinquish this protection or proof, the affixing of tax stamps is unnecessary. The Hopec Stamp Tax Bureau has enforced the use of tax stamps in order to collect more revenue, but this action is a violation of the law. Furthermore, the affixing of tax stamps on invoices has caused great inconvenience to merchants.

~~'Requested by the Peiping Chamber of Commerce, our Chamber deems it reasonable to request your Ministry to place a check on the illegal action of the Hopec Stamp Tax Bureau'.~~

\* The Shun Pao Screen Section publishes the following article:-

#### THE NEW STANDARD OF JAPANESE FILM CENSORSHIP

The Japanese film industry is mostly used for propaganda purposes. Films produced by any film company will only be allowed to be screened when they are in accordance with certain principles. For example, love pictures and pictures showing social conditions are not allowed, while military films which serve as propaganda for the militarists are highly recommended.

Recently, the Education Ministry of Japan promulgated new rules governing film censorship of foreign films and films produced in Japan and the principle to be applied is that all films should propagate the doctrine of militarism.

Japan permits few foreign films to be screened within her territory, because she deems that most foreign films are unfit for screening in the country. Therefore, few productions from Hollywood are seen in Japan. The new regulations of Japanese film censorship forbid the screening of all love films and anti-war films also may not be screened in Japan. For this reason, fewer foreign films than ever can now be screened there.

The films which depict the wars in the North-East are highly praised by the Japanese Government. Most Japanese films are silent.

Hereafter, the Japanese film companies will be the propaganda organs of the Japanese militarists.

Sin Wan Pao and other local newspapers:-

#### HOUSE RENT REDUCTION MOVEMENT

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The 8th Branch of the Shanghai First Special District Citizens Federation held a meeting in its office in Honan Road at 1 p.m. yesterday at which it was resolved to submit to the Federation a report on the difficult condition of the various shopkeepers in Honan Road with a request that the Federation should devise the rules to govern the movement.

No. D 32482

January 13, 1934.

Morning Translation 13.1.12

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT

Owing to trade depression, various local bodies are planning to form a "Rent Reduction Movement Committee". They will hold a meeting at 2 p.m. January 16 in the premises of the Chinese Chamber of Commerce. Two representatives of each public body are requested to attend the function.

Min Pao publishes the following brief comment :

Owing to trade depression and the high house rents in foreign Settlements, the 1st and 2nd Shanghai Special District Citizens' Federations have commenced a house rent reduction movement. However it is impossible to force the landlords to accept the measures to be discussed at a meeting to be held on the 16th and therefore the movement will prove futile.

SHANGHAI MUNICIPAL GOVERNMENT

C. & S. B. REGISTRATION.

No. D 8482

Date 12/1/34

Afternoon Translation.

January 12, 1934.

Ningpo Jih Pao (宁波日报) publishes the following comment:-

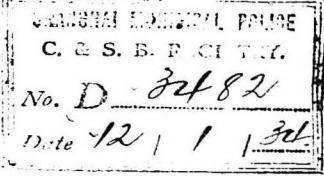
RENT REDUCTION MOVEMENT.

Shanghai is the centre of industry and commerce of China and the city is densely populated. Increases in the value of land and the rents of houses must be in accordance with the prosperity of the residents. The movement recently promoted by various local public bodies to secure a reduction in house rents is of much significance.

Trades in this city have been in a state of depression and to maintain business merchants have reduced the prices of all products. The house rents, however, still remain high. A reduction in house rents is essential.

House rents here are extremely high and even a very small room in the International Settlement or the French Concession costs at least \$5 or \$6 per month. People whose income is small suffer great hardships and the interests of these poor people must be carefully considered. The rent reduction movement will become more powerful and success will be attained if the poor residents join in the struggle.

Residents throughout Shanghai should be urged to participate in the recent rent reduction movement and district representatives should be appointed to carry out the work. An appeal should first be made to the Chinese and the Settlement authorities and then definite steps should be taken to ensure the success of the movement.



January 12, 1934.

Morning Translation.

Central China Daily News and other local newspapers:

SPECIAL PRECAUTIONARY MEASURES TO BE ADOPTED ON JANUARY 28.

Being secretly informed that the reactionaries despatched by the Fukien authorities intend to carry out certain activities at various ports in Kiangsu and Chekiang on the anniversary of the January 28 Incident, local military and police authorities have ordered the Peace Preservation Corps, the Volunteers Corps, the Woosung-Shanghai Garrison Commissioner's Headquarters and other police and military organs to adopt strict preactionary measures to maintain peace and order in the district on that day.

Upon receipt of this order, the Public Safety Bureau yesterday issued the following instructions to its subordinate police stations.

"January 28 being a national humiliation day, it is feared that reactionaries will create disturbances. Special preactionary measures will be adopted."

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting held at 2 p.m. yesterday by some thirty persons representing the residents and tenants in the Garden Terrace (花園坊), the Hsin Ling Tsung (信陵邨), Poo Ching Lee (普慶里) and other alleyways in the French Concession, the following resolutions were passed:-

1. That a "Shanghai Second Special District Rent Reduction Movement Committee" be formed.
2. That a manifesto regarding a reduction of house rentals be drafted.
3. That 3 representatives be detailed to the Shanghai Second Special District Citizens Federation to make arrangements for a rent reduction movement.
4. That Preparatory Office be located at No. 434 Rue Auguste Boppe.

Central China Daily News and other local newspapers:

DISCHARGED WORKERS OF THE WORLD BOOK STORE.

With reference to the dispute at the Printing Works of the World Book Store on Dalny Road, about 150 discharged workers yesterday held a meeting at which it was resolved to detail six representatives to open negotiations with the management on January 12 to secure reinstatement for the discharged men.

It is understood that an appeal will also be made to the Social Bureau this afternoon.

CHANGSHA MUNICIPAL POLICE  
C. & S. B. RICHTER.

No. D 3482

January 12, 12, 41 / 14

Miscellaneous (2)

Rent Reduction Movement - Activities of Residents in French Concession

*D3W/82*  
Some twenty Chinese claiming to represent residents of various alleyways in the French Concession held a meeting in the 2nd Special District Citizens' Federation, 434 Rue Auguste Boppe, between 2 p.m. and 3.15 p.m. January 11. Huang Ngoeh (黃乃), member of the Propaganda Department of the local Kuomintang, presided. The following resolutions were passed :-

1. That a manifesto in favour of a rent reduction movement in the French Concession be issued.
2. That arrangement be made to form a "2nd Special District (French Concession) Rent Reduction Movement Committee".
3. That a preparatory office of the abovementioned committee be established in 434 Rue Auguste Boppe.

The movement referred to above is promoted by Wu Siu (吳錫), committee member of the 2nd District Kuomintang (office at 434 Rue Auguste Boppe).

Women's National Goods Propaganda Movement - Activities of the Citizens' Federation

Some twenty members of the National Goods Movement Committee of the 1st Special District Citizens' Federation held a meeting in their office, Chinese Chamber of Commerce building, North Szechuan Road, between 3 p.m. and 4 p.m. January 11 and decided to hold a propaganda meeting in favour of the women's national goods movement in the Chamber ~~at~~ 2 p.m. January 17.

3

SHANGHAI INDUSTRIAL POLICE
C. & S. B. IN CHINA.
No. D <u>3482</u>
11/1/34

Jan. 11, 1934.

Morning Translation.

Sin Wan Pao and other local newspapers:

GENERAL LABOUR UNION TO HOLD ATHLETIC MEETING

The General Labour Union has decided to hold a workmen's athletic meeting this Spring with the object of promoting athletics among the people and particularly among the workmen of Shanghai. An athletic committee was organized some time ago.

It is learned that a meeting of the committee will take place at 3 p.m. to-day on the second floor of House No. 230 on Range Road, the office of the Shanghai Postal Workers Union.

China Times and other local newspapers:

EXHIBITION OF FILMS PROMOTING AGRICULTURE AND DEPICTING BANDIT SUPPRESSION WORK

To popularize agriculture and to promote education among the soldiers, a moving picture section under the aegis of the Political Training Department of the Military Affairs Commission was organized three months ago.

Three films depicting war scenes in the suppression of communist-bandits have been made and shown to the people in the territories recovered from the reds.

These pictures were to be screened simultaneously at Peiping, Tientsin, Shanghai and Nanking from 1 January of this year, but the exhibition in Shanghai and Nanking was postponed until yesterday.

Yesterday the pictures commenced to be publicly screened at the Peking Theatre, Peking Road. Large crowds visited the cinema.

China Times and other local newspapers:

THE HOUSE RENT REDUCTION MOVEMENT

In response to a demand of the people for a reduction in house rent during the present period of depression, the First Special District Citizens Federation yesterday at 2 p.m. called a meeting of representatives of the various branches of the Federation at the Chinese Chamber of Commerce, North Soochow Road. About 40 persons including Wong Shiao-lai (王兆賴), Chang I-zung (張一忠), and Yih Kia-shing (易家慶), were present. After discussion, the following resolutions were passed:-

1) That the Federation cooperate with other public organizations in the launching of a house rent reduction movement and that a letter be addressed to the various organizations to urge them to send one or two representatives to a meeting to be held at 2 p.m. on 16 January.

*4.*  
January 11, 1934.

Morning Translation.

2) That views of the various public organizations concerning the launching of the movement be canvassed and discussed at the meeting of representatives on 16 Jan.

3) That the designation "The Shanghai House Rent Reduction Movement Committee" be submitted to the meeting for approval on the 16th Jan.

4) That proposals for a reduction in house rent be drawn up by the House Rent Reduction Committee and be discussed at the meeting on 16 Jan.

5) That branches of the Committee be organized.

6) That the third annual election meeting of the Federation take place on the first of February.

Following the meeting, a notification was issued to the various organizations requesting them to send representatives to the meeting on 16 Jan. at 2 p.m. at the Chinese Chamber of Commerce.

SHANGHAI MUNICIPAL POLICE  
C. & S. E. REG'D. NO.  
No. D 3482

Date 11/1/34  
January 11, 4.

Miscellaneous

Rent Reduction Movement - activities of the 1st Special District Citizens' Federation

About 30 representatives of various branches of the 1st Special District Citizens' Federation held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, between 2 p.m. and 4 p.m. January 10.

Chang Ih Zung (張一塵), committee member of the 1st Special District Citizens' Federation, presided. It was decided to convene a general meeting of representatives of local public bodies for 2 p.m. January 16 in the Chinese Chamber of Commerce to discuss the organization of a general rent reduction society in Shanghai.

House Rate Collectors in Western District - assaulted

At 6 p.m. January 8, three house rate collectors of the Western District Collecting Office of the Municipality of Greater Shanghai, 302 Robison Road, O.O.L., visited the newly built Sung Sing Mill Quarters at the rear of the Sung Sing Nos. 1 & 8 Cotton Mills, 200 Brenan Road, O.O.L. with a view to collecting house rate from the residents. On the occupants of Quarters Nos. 52 and 112 refusing to pay the rate on the ground that no such rate had ever been levied in that extra-Settlement district, the collectors asked the residents in question to proceed to the Collecting Office to explain the matter. The residents refused to comply with the request of the collectors whereupon a quarrel ensued in which the other residents joined resulting in the collectors being assaulted and slightly injured. Chinese

SHANGHAI MUNICIPAL POLICE

C. & S. B. REGISTRY.

No. D 3482

Date 10/1/34

January 10, 1934.

Morning Translation.

Chen Pao and other local newspapers:-

DISPUTE AT THE CHINAN UNIVERSITY.

The Ministry of Education recently commissioned La Tseng (乐震), General Affairs Department Chief of the Ministry, to come to Shanghai to make a secret investigation into the dispute at the Chinan University. It is learned that La has fulfilled his mission and returned to Nanking.

In an interview with a reporter of the Shanghai News Agency yesterday, Chen Chun-pu (陈春圃), Chief of the Educational Department of the Overseas Chinese Affairs Committee, made the following statement:-

"I have made investigations into the trouble at the Chinan University. The final examination at the year end will not take place at the University unless the dispute is settled. Chen Hung-nyien (陈洪年), President of the University, has stated that he will not resign the post."

Yesterday students of the Appeal Group called on Mr. Sun Fo, Mayor Wu Te-chen and other Directors of the Chinan University, who promised to call a meeting of the Directors in a few days to discuss the subject.

The Alumni Association of the Chinan University will hold a meeting at 2 p.m. January 11 at No. 66 Hankow Road.

At 3 p.m. yesterday, Chen Hung-nyien ordered the President's Room, the Secretary's Room and the Students Enlisting Room to be locked.

Shun Pao and other local newspapers:-

TENANTS OPPOSE INCREASE OF RENT

The house owners of the Chuang Fu Li (创福里), Sinza Road, will increase the house rent by 30% commencing from February this year.

Regarding this increase as absolutely unreasonable during the present economic depression when most local residents are demanding a reduction in house rent, the Tenants Federation yesterday held a meeting and it was resolved to request the owners not to increase the rent.

Shun Pao and other local newspapers:-

MANCHUKUO'S TRAVELLING GROUP LEAVES SHANGHAI

The so-called visitors' group from Manchukuo consisting of 74 persons which arrived here from Changchun on January 2 left Shanghai for Manchukuo on the 7th. There is only one Chinese in the Group. The rest are Japanese.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

January 10, 1934.

Morning Translation. Date 10/1/1934

China Times and other local newspapers:

THE RENT REDUCTION MOVEMENT

The First Special District Citizens Federation some time ago set up a Rent Reduction Movement Committee.

In pursuance of a resolution passed at the 7th meeting of the Executive Committee, the Federation will call a meeting of representatives of various branches at 2 p.m. to-day at the premises of the Chinese Chamber of Commerce, North Soochow Road, for the purpose of discussing the launching of a rent reduction movement.

It is understood that the Rent Reduction Movement Committee will convene a meeting at the Chinese Chamber of Commerce on the 13th. The General Labour Union, the Chinese Chamber of Commerce, the Chinese Bar Association and other Fellow Provincials Associations have been notified to send representatives to the meeting.

SHANGHAI MUNICIPAL POLICE  
C. S. S. D. CLERK.  
No. D 3482

January 9, 1934

Miscellaneous

Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice : Best Quality ... \$8.00  
Good " ... \$7.40  
Ordinary " ... \$6.80

Saigon Rice : Best Quality ... \$7.50  
Good " ... \$7.00  
Ordinary " ... \$6.50

Rent Reduction Movement - activities of the 1st Special District Citizens' Federation

Nine members of the "Rent Reduction Movement Committee" of the 1st Special District Citizens' Federation held a meeting in their office, Chinese Chamber of Commerce building, 1 North Soochow Road, between 3 p.m. and 4 p.m. January 8. Chang Ih-zung (張一塵), a committee member of the Federation, presided. The following resolutions were passed :-

1. That a manifesto supporting the rent reduction movement be issued.
2. That a circular be issued exhorting landlords to reduce rents of their own accord.
3. That the branches of the federation be instructed to organize branches of the "Rent Reduction Movement Committee" in their respective offices.
4. That in view of the fact that the present scale of Municipal Rates barely enables the S.M.C. to carry on the rate be adhered to despite the reduction of rent in Shanghai.
5. That a meeting of representatives of local bodies be convened for 2 p.m. January 13 in the Chinese Chamber of Commerce building, North Soochow Road, for the purpose of discussing the rent reduction movement.

SPECIAL POLICE  
C. I. S. A. IN CHINA.  
No. D-8482

Date 9/1/34

January 9, 1934.

Loring Translation.

Central China Daily News and other local newspapers:

DISPUTE AMONG STUDENTS AT THE CHINAN UNIVERSITY.

Shortly after 1 p.m. yesterday, Chen Chun-pu (陳春圃), Chief of the Educational Department of the Overseas Chinese Affairs Committee, made an investigation into the dispute among students at the Chinan University.

About 80 graduates of the Chinan University yesterday issued a notice that a meeting would be held at 2 p.m. January 11 at No. 68 Hankow Road and graduates and ex-students of the University are expected to attend.

(Nanking Telegram):

According to information secured from the Ministry of Education, the report of principal Zung's resignation is untrue.

Central China Daily News and other local newspapers:

RENT REDUCTION MOVEMENT.

At 3 p.m. yesterday, the "Rent Reduction Movement Committee", formed by the First Shanghai Special District Citizens Federation, held a meeting in the premises of the Chinese Chamber of Commerce at which it was decided to issue a manifesto, address a letter to the house owners and urge the various branches of the Citizens Federation to support the movement.

China Times and other local newspapers:

REMOVAL OF THE LOCAL KUOMINTANG HEADQUARTERS

The local Kuomintang Headquarters has decided to take over the premises until lately occupied by the Municipality of Greater Shanghai.

It is learned that a temporary hospital under the auspices of the Municipality will be established on on the old site of the Kuomintang Headquarters.

Shun Pao and other local newspapers:-

BOMBS THROWN AT TO DYE MERCHANTS HOUSE

At 6 p.m. yesterday, a bomb was thrown into the house of a local wealthy dye merchant named Peh Jung Seng at No. 5, Lane 25, Rue Admiral Bayle. The bomb exploded in the garden but no one was injured.

The French Police are now making investigations.

SUMMER GENERAL PRESS  
C. & S. N. REGISTRY.

No. D 3482

Date 9/1/34

January 9, 1934.

2 Afternoon Translation.

China Evening News (Tsinnen telegram).

TRAIN ROBBERY.

At 1 a.m. January 8 when the third express of the Tientsin-Pukow Railway was proceeding to Ha-Poong Kow, some ten bandits, who were already on the train, drew out pistols. Two compelled the driver to stop the engine, while more than thirty other bandits lurking in the vicinity boarded the train. Men of the Peace Preservation Corps, numbering six in all, offered resistance but were disarmed. The gangsters ransacked the train and robbed the passengers of money and all valuables. One man of the Peace Preservation Corps received a bullet in the arm and four coolies were injured.

sin Wan Pao and other local newspapers:

RENT REDUCTION MOVEMENT.

At a meeting held at 2 p.m. yesterday by the House Rent Reduction Movement Committee which was recently formed by the First Special District Citizens Federation, the following decisions were passed:-

- 1) That the various Street Unions be advised to organize sub-committees to support the movement.
- 2) That the various public bodies be invited to participate in a meeting to be held at 2 p.m. January 13 to devise ways and means to deal with this matter.

It is reported that in order to strengthen the house rent reduction movement to be conducted by the various Street Unions, the Federation will hold a meeting of representatives at 2 p.m. January 10. A notice to this effect was sent out yesterday.

China Times and other local newspapers:

PRINCIPALS TO DEMAND SALARIES

Despite the 28th January Event, salaries for the teachers of the educational institutions established by the Municipality of Greater Shanghai have been paid until three months ago.

Yesterday at 10 a.m. principals of the various, numbering some 70 persons proceeded to the Bureau of Education at the new Civic Centre to present a petition. They were received by the Commissioner of Education, Mr. Pan Kungtsai, and Mayor Wu Te-chen, who promised the visitors that one month's salary would be issued in a few days and that the arrears would be cleared before the end of the China New Year.

The assembly then retired satisfied with the answer. It is understood that principals of the schools in the suburban districts are also preparing for a march to the Municipality to request payment of their salaries.

SUBDIVISIONS  
C. S. P. C. I.  
No. D 3482  
Date 8 / 1 / 34

January 8, 1934.

Morning Translation.

Central China Daily News and other local newspapers :-

RENT REDUCTION MOVEMENT

In view of the high rentals of houses, the First Shanghai Special District Citizens Federation on January 6 held a meeting at which nine members were appointed to form a "Rent Reduction Movement Committee."

The Preparatory Committee will hold a meeting at 2 p.m. today in the premises of the Chinese Chamber of Commerce at which measures to secure a reduction in rentals will be discussed.

It is reported that various branches of the District Citizens Federation will convene a meeting at 2 p.m. tomorrow.

Central China Daily News and other local newspapers :-

MEETING OF CHINESE RATEPAYERS ASSOCIATION OF FRENCH CONCESSION

At a General meeting held at 2 p.m. yesterday by the Chinese Ratepayers Association in the premises of the Shantung Guild on Route Carte de l'Ouest, the following resolutions were passed :-

1. That Lessrs Doo Yueh-sun (杜月笙), Zung Tso-sun (鍾子雲), King Lih-jen (金立人) and 16 others be elected members of the Executive Committee of the Association.
2. That Lessrs Chang Siao-ling (張寶齡), Wong King Yoong (黃金榮) and three others be appointed members of the Supervisory Committee.
3. That Lessrs Chang Siao-ling, Ich Pah-hung (葉伯衡), Chu Yih-Tze (褚義之), Zien Yun-tsin (蔣雲深) and Woo Kai-sun (吳劍生) be nominated Chinese Councillors to the French Municipal Council.
4. That Zung Tso-sun, King Lih-jen, Tai Chun-foong (戴春風), King Ling-sun (金慶生), Toong Keh-chong (董克忠), Chen Tuh-tsang (陳虎章) and Chang Chi-sie (張吉兒) be nominated as Chinese Committeemen to the Council.

Chen Pao and other local newspapers:

CHANG HSUEH-LIANG IS COMING TO SHANGHAI TO-DAY.

Marshal Chang Hsueh-liang is expected to arrive in Shanghai at 4 p.m. to-day by the S.S. "Centro Verde." Mr. T.V. Soong, A Standing Committee member of the National Economic Commission, Mayor Wu Te-chen, General Yang Fu, Chief of the Peace Preservation Corps, and many North-Eastern Generals, who came to Shanghai recently, will welcome him at the Kung Wu Ziane Wharf (公和洋行碼頭), Hongkew. Some noted Italian aviators will arrive on the same vessel.

Upon arrival here, the Marshal will stay at his temporary residence, No. 2 Rue Moliere, French Concession.

It is learned that Marshal Chang will proceed to Nanking at the time of the opening of the 4th Plenary Congress,

SUBDIVISIONAL POLICE  
C. S. I. M. C. I. M.  
No. D 32482

January 8<sup>th</sup> 4. 1934

Miscellaneous

Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :	Best Quality ... \$8.00
	Good " ... \$7.40
	Ordinary " ... \$6.80

Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$7.00
	Ordinary " ... \$6.50

The average prices of rice for the week ending January 7, 1934 are as above.

Rent Reduction Movement - Meeting of 1st Special District Citizens' Federation

Twenty-six committee members of the 1st Special District Citizens' Federation held a meeting in their office in the Chinese Chamber of Commerce building, North Soochow Road, between 2.30 p.m. and 4 p.m. January 6. Chang Ih-zung (張一慶), owner of the Yung An Lee (永安舖) Confectionery Shop, 513 Nanking Road, presided. The following resolutions were discussed and passed :-

- D 3H 82  
S
1. That in response to the requests for assistance, by the residents of Huh Shing Li (虎昇里), Park Road, and Ning Kong Li (寧康里), North Chekiang Road, who are opposing increases in rent, and the tenants of the Jen An Li (仁安里), Kuling Road, who are demanding reduction in Rent, letters be addressed to the respective landowners, urging them to refrain from oppressing the tenants.
  2. That in view of the general business depression locally, a committee of nine members be appointed to prepare for the organization of a "Rent Reduction Committee".

January 8,

4.

Miscellaneous (2)

- D 3182  
Curtin*
3. That the Chinese Chamber of Commerce, General Labour Union, Chinese Bar Association, various fellow countrymen's associations and trade associations be requested to assist in the rent reduction movement.
  4. That a meeting of the preparatory committee of the "Rent Reduction Movement Committee" be held on January 8 and a meeting of representatives of various branches be held on January 10 to further the rent reduction movement.
  5. That the "Committee of Various Edoes to Support Patriots" convene a meeting of members for 2 p.m. January 9 in the Chinese Chamber of Commerce Building, North Soochow Road, to discuss measures to assist Liu Zoong-wu (劉宗武) etc.
  6. That the Association of Foreign Insurance Companies be requested to ask the Shanghai Insurance Office, 299 Szechuan Road, to compensate the policy holder of 1 Wonglo Roed which was destroyed in August 1933 by fire following an explosion in a part of the premises which was being used as a drug factory.
  7. That in view of the financial straits of the Federation, the nine members of the Standing Committee be requested to subscribe \$50 each to the Federation to defray various expenses.

Dispute over water supply - residents of Sing Ming Fang and San Ming Fang file suit against landlord

It is learned that the residents of the Sing Ming Fang and San Ming Fang alleyways off Whassing and Yangchow Roads have jointly filed a suit in the Special District Court against their landlord for compensation for losses sustained following the disconnection of their water supply. The water supply to these alleyways which are the property of the Jen Chi (仁記) Company, 104 Hailan Road, was disconnected at the beginning of December, 1933 (Vide I.R. 4 & 8/12/33).

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 8482

Date 7/1/34

January 7, 1934.

Morning Transmission

Min Pao and other local newspapers :-

#### DISPUTE BETWEEN RAILWAY WORKERS

Some time ago the workers employed at the Woosung Workshed of the Shanghai-Nanking and Shanghai-Hangchow-Ningpo Railway Administration declared a "go-slow" strike as a protest against the action of Moh Ung, Chief of the General Affairs Department of the Administration. In consequence of the advice of various parties the workers resumed work pending a decision. As no decision has so far been reached regarding the dismissal of Loh Ung, yesterday morning the workers submitted petitions to the S-N & S-H-N Railway Workers Union and Mr. Woo Zao Tseng, Assistant Director of the Administration.

The latter informed the callers that the case will be settled at a meeting to be held on January 8 or January 9.

Min Pao and other local newspapers :-

#### DISPUTE BETWEEN RICE PORTERS AND WHEELBARROW COOLIES

In connection with the dispute between the rice porters and the wheelbarrow coolies of rice hongs along the Soochow Creek at Sin Zeh Jao Bridge, Chapei, the Bureau of Social Affairs held a meeting on January 5 at which it was decided that the Public Safety Bureau be requested to cancel the permission issued to the Rice Transport Co.

It is learned that various rice dealers in Chapei will hold a meeting within the next three days at which measures to deal with the matter will be devised.

Min Pao and other local newspapers :-

#### THE HOUSE RENT REDUCTION MOVEMENT

At 2 p.m. yesterday the First Shanghai Special District Citizens Federation held an emergency meeting at the Chinese Chamber of Commerce for a reduction of house rent. Over 30 members of the federation were present and one Cheng Ik Chung (程一忠) presided at the meeting. After discussion the following resolutions were passed :-

1. That Yik Ka Shing and others be appointed to organize the "House Rent Reduction Committee" and that various public bodies be requested to participate in the movement.
2. That a meeting of the "House Rent Reduction Committee" and a general meeting of various branches of the First Shanghai Special District Citizens Federation be held on January 8 and January 10 respectively.
3. That the movements of the tenants at Ning Heng Li, Chekiang Road; Zun An Li, Kulin Road and Huh Shing Li, Park Road be supported and that letters be written to the homeowners opposing the increase of rents.
4. That a meeting of various bodies be held on January 9 with a view to devise measures for the release of Lieu Zeong Ho and others who were sentenced for patriotic movements.
5. That a letter be written to the Shanghai Insurance Co., a British firm, asking the company to pay compensation to Tsha Ching Kee (蔡錦記), No. 1 Wongle Road.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 32482

Date 6/1/34

2  
January 6, 1933.

Morning Translation.

China Times and other local newspapers:

THE HOUSE RENT REDUCTION MOVEMENT

In consequence of the 28th January Incident and the prevailing economic depression, the local market has become worse and worse. Everyday factories and shops close down. The purchase power of the people has become weaker and weaker and prices have dropped lower and lower. Nevertheless, the house rent has remained as high as ever before, and in some cases has increased.

Being unable to bear the heavy burdens, the people have clamoured for a reduction in house rents and in response to their request the First Special District Citizens Federation has decided to hold an emergency meeting at 2 p.m. to-day at the Chinese Chamber of Commerce, North Soochow Road, to discuss measures for a movement for a reduction of house rent in cooperation with other public influential organizations with a view to securing peace for the community.

Sin Wan Peo and other local

As the people are complaining of the high cost in house rent, the various branches of the First Special District Citizens Federation at Hongkew have formed a "House Rent Reduction Movement Committee."

It is ascertained from a notification issued by the Committee that a meeting will be convened at 2 p.m. to-morrow at the office of the 15th Branch, Teh An Lee Alleyway, North Soochow Road, at which a movement for a reduction of house rent in collaboration with other public bodies will be discussed.

China Times and other local newspapers:

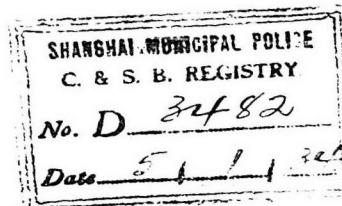
ON THE PUBLIC RICKSHAW MURDER

Chen Teh Hsing (陳德興), native of Tachow, was murdered at his home at 11.30 p.m. January 1.

Chen was 33 years of age and engaged in renting rickshaws for hire. He lived with his wife at No. 5, Hai Yuen Lee Alleyway, Ching Yun Road, Chapei.

On the fatal evening, he was awokened by a knock on the door. When he opened the door, about five or six persons rushed in, one of whom produced a pistol and shot at him twice, after which they decamped. Afterwards a man came into the house and took away an empty trunk from the room of the dead man.

It is surmised according to the evidence given by the wife that the motive of the murder was revenge.



January 5, 1934.

Morning Translation.

China Times and other local newspapers:

THE REDUCTION OF HOUSE RENT MOVEMENT

The First Special District Citizens Federation will call an emergency meeting at 2 p.m. to-morrow at the office of the Federation. A movement for a reduction in house rent and other matters concerning the progress of the Federation will be discussed. A notification has already been issued to the members of the organization.

China Times and other local newspapers:

A meeting of the Executive Committee of the 17th Branch of the First Special District Citizens Federation took place yesterday at 2 p.m. Some 15 persons were present. After discussion, several resolutions were passed, one of which concerned a movement for a reduction in house rent.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 32482

January 5, 1934

Miscellaneous (2)

Huh Shing Li, Park Road - Unrest among tenants  
against increase in rent

Unrest now exists among the residents of 20 houses of the Huh Shing (虎次里), Park Road, who are opposing the increase of 20% in rent effective from December 1, 1933.

The tenants led by Tao Ping-chwang (陶懋年), Wong Gee-chong (王基昌) and Hsu Ling-sung (徐林生), have addressed a letter to the local Kuomintang and the Bureau of Social Affairs asking for assistance. So far the Chinese Authorities have done nothing in the matter.

Fishing Industry Protection Office - established  
in City

A Fishing Industry Protection Office which was recently established by the Ministry of Industry at No. 56 Kong Ka Loong, Small East Gate, commenced functioning on January 4 with one Yuan Liang Hwa (袁良华) as Chief. The office will be responsible for the protection of fishing vessels while at sea.

Shanghai Educational Association - Office removed

The offices of the Shanghai Education Association was removed on January 4 from 1474 Min Kuo Road, West Gate to the former offices of the Bureau of Education in the Public Recreation Ground, Dah Chih Road, Nantao.

SHANGHAI MUNICIPAL POLICE

C. & S. B. REGISTRY

No. D 34821

January Date, 5 / 1 / 34

Miscellaneous

Price of Rice

The wholesale price of Chinese Rice ranges from \$6.60 to \$7.80 per picul this morning and the retail prices quoted by local rice shops are as follows :-

Chinese Rice :	Best Quality ... \$8.00
	Good " ... \$7.40
	Ordinary " ... \$6.80

Saigon Rice :	Best Quality ... \$7.50
	Good " ... \$7.00
	Ordinary " ... \$6.50

1st Special District Citizens Federation - agitation  
for Rent Reduction in Shanghai

On the afternoon of January 4, the 12th and 17th Branches of the 1st Special District Citizens' Federation held meetings in their respective offices at 34 Sing Ma An Li, Taku Road and 290 Jen Ts Li, North Szechuen Road. Some 40 and 20 persons were present respectively, and they decided to ask the General Office of the 1st Special District Citizens' Federation, Chamber of Commerce building, North Soochow Road to start a movement for reduction in rent in view of the present business depression in Shanghai.

The General Office of the 1st Special District Citizens' Federation is arranging to convene a meeting of representatives of its various branches for 2 p.m. January 6 in the Chamber of Commerce building, North Soochow Road, to discuss the rent reduction movement.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D. 3482

Date 2 / 1 / 34  
January 1-3, 1934

Miscellaneous (2)

Tao Teh Li Alleyway - rent reduction movement

Lawyer Chen Ping-sing (陳炳星), legal advisor to the Tao Teh Li (道德里) Alleyway Branch of the 3rd Section of the 2nd Special District Citizens' Federation issued on December 31, 1933, a circular notice to the residents of the alleyway instructing them to deposit 60% of the rental with the Bank of China pending negotiation with the landlord over the question of rent reduction.

S. REC.

9482  
29/12/32

December 12, 1932.

Morning Translation.

MISCELLANEOUS

by the night express tomorrow and arrangements have been made to meet Bo Yan-san, Chairman of the Chamber of Commerce at Nanking, on December 14.

At 1.30 p.m. to-day the League will hold a meeting to discuss the draft of the appeal.

Min Pao and other local newspapers:

THE RENT REMISSION MOVEMENT.

The Association of tenants of Za Ching Li (嘉慶里), Za Kang Li (嘉康里) and Za Yue Li (嘉月里) off East Kashung Road held a general meeting yesterday in the premises of the Ten Hwa Middle School (通惠中學). Over 300 tenants were present.

Chen Kiu-foong (陳九峰), who presided, made the following report:- "The landlords have ignored our repeated requests for a remission of rent. We held a meeting the other day, at which a resolution was passed that the rentals be deposited in a special bank. The landlords then filed an action against 19 tenants in the Nantao District Court and in the 1st Shanghai Special District Court for non-payment of rentals. The District Court handed down a judgment ordering a reduction of \$5 in the rent. We are not satisfied with this and have requested our legal advisors to file an appeal."

The following resolutions were then passed:-  
1) That the various public bodies be requested to render assistance.  
2) That a manifesto be issued.

December 9, 1932.

Morning Translation.

MISCELLANEOUS

Min Pao and other local newspapers:

REMISSION OF HOUSE RENTS.

Owing to the heavy losses caused by the recent hostilities, shop-keepers and dwellers in the war district along North Szechuen Road have requested a remission of their rent. The landlords have voluntarily agreed to the following scale of remission:-

- A348✓
- 1) A remission of eight months rent is granted to tenants in Ziang Yue Li.
  - 2) A remission of six months rent is granted to tenants in San Sing Li.
  - 3) Tenants in Yung Foong Li are allowed a remission of six months rent and future rentals will be reduced by 30 per cent.
  - 4) A remission of eight months rent is allowed to tenants in Sing Ziang Li and future rentals will be reduced by 40 per cent.
  - 5) Tenants in Chen Foh Li have been given a remission of rent for five months.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3282

December 23, 1933.

Political (2)

Sandle Wood and Dried Longan Shops on Fokien Road  
- agitate against S.M.C.'s instruction to take  
out food shop licences

*P 3282*  
Some eighty persons who claimed to be representatives of various local bodies were entertained to dinner at 7 p.m. December 20 in the Dah Kwan Iur Restaurant, No.178 Foochow Road, by the proprietors of thirteen Sandle Wood and Dried Longan Shops on Fokien Road. Chiu Liang Neo (周亮能), manager of the Sing Huh Tsung (新胡宗) Sandle Wood and Dried Longan Shop, 11/13 Fokien Road, who presided addressed the attendance stating that the above shops had been informed by the Health Department of the S.M.C. that they would be required to take out from this month (December) a food shop licence if they wished to continue business. Nevertheless, the speaker continued, the trade conducted by the shops which sell sandle wood and longan as well as several other kinds of dried fruits does not necessitate their holding such a licence. Finally he urged the attendance to render assistance to the shops in connection with the dispute.

Opposition to alleged Over-Assessment of Municipal Tax and agitation for rent reduction - activities of Citizens' Federation

*S*  
The 1st Special District Citizens' Federation, Chamber of Commerce building, North Szechuan Read, has prepared 20,000 "rent investigation forms" for distribution among residents in the Settlement. The Federation has given a number of these forms to the 7th District Branch

December 23, 3.

Political (3)

(3 Pah Loh Faung, Broadway) and the 29th District Branch (864 Haining Road) in addition to distributing a number among members of the general office of the federation. These branches will distribute forms among their respective members. It is expected that the federation will endeavour to deliver these forms to all its members throughout the Settlement within the coming week.

The object of this investigation, it is learned, is to oppose the alleged over-assessment of Municipal Tax and to agitate for rent reduction on a plea of the present general business slump.

A34/12  
The following is a translation of the "rent investigation form" prepared by the Federation :-

"Notification of the Shanghai Municipality 1st Special District Citizens' Federation"

"The heaviest burden on a Shanghai citizen is house rent. With a view to investigating the rents of houses in various places and to discussing questions thereon, we have prepared printed investigation forms as follows. You are hereby requested to fill in the form and return it to the Federation from date for the purpose of reference.

Propaganda & Investigation  
Departments of the 1st Special  
District Citizens' Federation.

"1. Name of Member :

"2. Age :

"3. Nativity :

"4. Name of Business Firm :

"5. Amount of House Rent :  
" of Municipal Rate :

December 23, 3.

Political (4)

6. Length of stay at the address :

7. Exact address :

Some 40 members of the 7th District Branch of the 1st Special District Citizens' Federation held a general meeting in their office, 3 Pah Loh Paung ( ပာလ္မာလွှာ ), Broadway, between 4.30 and 6 p.m. December 22 when a new committee of 15 persons was elected and the following resolutions were passed :-

- D3412
1. That efforts be made to promote the rent reduction movement and the residents in the District Branch be notified to fill in rent investigation forms.
  2. That the general office of the 1st Special District Citizens Federation be requested to oppose the over assessment of Municipal Tax by the S.M.C.

The 29th District Branch of the 1st Special District Citizens' Federation, 864 Haining Road, held a meeting of a similar nature on December 21.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 22/12/33

Morning Translation.

December 22, 1933.

Chen Pao and other local newspapers:

MOVEMENT FOR A REDUCTION IN HOUSE RENTS.

The 29th Branch Association of the First Special District Citizens Federation, at a meeting held at 8 p.m. yesterday, passed the following resolutions:-

- 1) That the following measures be carried out to secure a reduction in house rents:-
  - a) A manifest be issued.
  - b) Copies of a form on which the amount of house rents and the names of the landlords are to be filled in be distributed.
  - c) Chinese public bodies in this locality be requested to support the movement.
  - d) A Rent Reduction Movement Committee be organised.
- 2) That the Association undertake the settlement of all disputes among the citizens in the district.

December 6, 1932.

Morning Translation.

MISCELLANEOUS.

China Times:

THE RENT REDUCTION MOVE BUT.

At a meeting of the North Minchow Road Merchants Union at 4 p.m. yesterday, the following resolutions were passed:-

1. That copies of the following slogans "Do not pay the rent unless it be reduced", "Pay when the dispute has been solved", be printed and distributed.
2. That the Executive Committee ascertain whether members have deposited their rentals in the bank.

3482

Extract from Intelligence Report 21.10.32.

Citizens' Rent Reduction and Remission Committee-  
office removed.

The office of the abovementioned organization has been removed from No. 101 Chihli Road to the Temple of the Queen of Heaven, North Honan Road.

SHANGHAI MUNICIPAL POLICE  
S. S. B. REGISTRY

## RENT REMISSION DISPUTE

### Chinese Authorities' Proclamation

#### WAR SUFFERERS NOT TO PAY

The dispute which has been going on between residents of the areas involved in the recent Sino-Japanese hostilities and their landlords over the payment of rents for the period of the fighting and for the two months immediately following the cessation of hostilities has resulted in the City Government of Greater Shanghai issuing a proclamation ordering the remission of rents for periods extending from one to three months.

In the proclamation, the authorities state:—

"After the outbreak of hostilities on January 28, people living in the war zones and the immediate vicinity suffered heavily. In consequence, there has been a general demand on the part of residents for a remission of house rents for the period of the trouble, while the attitude of realty owners is firmly to the contrary. Disputes have ensued and unless this matter is solved without delay, both sides will suffer heavily. Although cases of this nature are really within the jurisdiction of the judicial authorities, the following arrangements have been made by the City Government of Greater Shanghai and must be observed accordingly:—

"The remission of house rents in Woosung, Kiangwan, Yinghong, Chenju, Pangpu, Yinghsiangkong, Chapei, etc. (including the extra-Settlement roads in the northern district), should be for a period of three months;

"Two and a half months for houses north of Soochow Creek and west of the North Szechuen Road Creek;

"Two months for houses east of North Szechuen Road Creek and in Yangtszepoo and the vicinity; and

"One month for houses in Nantao in the Rubicon and Monument Road areas, and north of Soochow Creek."

*S1, Please attach  
W file.*

*Mg*  
*11:7:32.*

3482

717132

## Landlords Complete Victors In Important "Test Case"

Thirteen Tenants In Chekiang Road District  
Instructed To Pay Arrears, Judge Yang  
Holding "Not In War Zone"

A "test" case which will probably influence verdicts in lawsuits involving between 15 to 20 million dollars ended yesterday in the First Special District Court when Judge Yang Bang handed down judgment in favour of Messrs. Algar and Company, in the suits brought by them against 13 tenants who had refused to pay rent for the months of February and March, owing to the Sino-Japanese hostilities.

The total sum of awards totalled merely Tls. 3,186, but the case has been followed with intense interest by landowners and tenants of the city. Landlords and renting agents consider it one of the most important legal battles of the year.

Mr. Andrew C. Y. Law, well-known local solicitor, declared, after the verdict had been rendered, that he would appeal the case.

Judge Yang differentiated, in the argument that followed his statement of the principal judgment, between cases where tenants were unable to make use of leased property, as in Chapei, where they had already been exempted from rental payment during the period of hostilities, and those of International Settlement lessees, who were able to continue residence and accumulation of profits.

### Not War Zone

"According to Article 441 of the Civil Code," his judgment states, "the tenant shall be exempt from paying rent if he has been unable to use or profit from the object leased. But this is limited to circumstances where he finds himself unable to use the object leased as, for instance, when he must remove himself from a war zone. In this particular instance, the tenants did use the houses leased. Despite the fact that profits may have been reduced, as defendants assert, because of the war conditions, such rents cannot be exempted. The houses leased by the defendants are in the Central District. Both parties have agreed that the houses were in places of safety. Since there are no actual facts shown to prove that the defendants were unable to use their leased property during the war period, their refusal to pay the rent for February and March is unreasonable."

### May Get Refund

The Court went on to throw out a motion made by the defence that, inasmuch as the question of exempting rents was now being considered by the Municipality of Greater Shanghai acting as intermediary between landlords and tenants, the question of these particular cases be held in abeyance. However, the Court stated, if the Municipality officials did decide in favour of the tenants at a later date, then the proper authorities would issue a legal order to that effect and the tenants would be able to deduct the money paid from new, accumulating rents.

He also pointed out that the tenants had been unable to show that they had an agreement, verbal or otherwise, with the lessors stating that they would be allowed to go three months into rent arrears. The defence had argued that these suits were in violation of that agreement, because amounts owed were for only two months.

Representing Algar and Company, who, in turn, are agents for the Cathay Land Company, was Mr. A. M. Preston, vice-chairman of the Shanghai Property Owners' Association.

### Thirteen Traders

The properties involved are rented by 13 traders doing business at Chekiang and Pakhoi Roads behind Wing On and Company on Nanking Road.

Amounts of the judgments, to which will be added proportionate court costs, are as follows:

Yung Kong, Tls. 240; Ko Dah Dispensary, Tls. 315; Chen Chuen-foh, Tls. 120; Mei Dah Barber Shop and Chang Zui-bu, Tls. 225; Dong Book Store, Tls. 435; Yao Chen-kee, Tls. 96; Soochow Hotel, Tls. 360; Wong Hen-yuen and Kwong Kee Hospital, Tls. 285; Liang Hup-kee, Tls. 300; Hua Shon Press, Tls. 675; Woo Hung Sung, Tls. 60, and Chun Dzhang, Tls. 75.

Judge Yang had had the case under advisement since June 30, when argument ceased.

JR

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4036

SHANGHAI MUNICIPAL GOVERNMENT

C. & S. B. REGISTRAR

July 1, 1932

## 13 Tenants Sued By Algar Company For Back Rent On Shops Closed During War

### Present Trial Likely To Be Considered "Test Case"

With the eyes of all landowners and tenants in the city turned to a "test" case pending in the First District Court for a decision on the dispute of war rentals which tenants declare they should be exempted from paying for the months of February and March, the hearing of the suit brought by Algar and Company, agents for the Cathay Land Company, against 13 of their tenants opened yesterday morning. After an eventful hearing during which attorneys for both sides based their contentions on different articles of the Chinese Civil Code, Judge Yang Fang announced that he would reserve judgment.

The case which involves 15 to 20 million dollars is considered by landowners and house-agents as well as tenants one of the most important legal battles of the year as many minor differences between landlords and tenants prevalent in normal times can also be decided in a decision of the court.

#### Rentals Retained

Practically every Chinese trader in the city has retained the rentals for February and March, asserting that during the period of the Sino-Japanese hostilities they have done no business and their stores and shops were closed following a general strike proclaimed by the Chinese Chamber of Commerce.

Algar and Company, represented by A. M. Preston, vice-chairman of the Shanghai Property Owners Association, took the lead in bringing civil action against the tenants having named 13 traders doing business at Chekiang and Parallel Roads behind Wing On and Company on Nanking Road as defendants in the "test" case.

When the trial opened yesterday morning Mr. Preston, for plaintiff, handed the judge a map of the city stating that it might be of interest to the court to see where the tenants' premises were located. The houses were situated in the Central District, he said, and was, in the most safest place in the entire city during the local hostilities.

#### A Question Of Usage

"We have done our part and proved the contract," attorney stated, "and the onus of proof is on the defendants to show why they should not pay their rent."

Replying for the tenants Mr. Andrew C. Y. Law, well-known local solicitor, said he based his case on Article 441 of the Civil Code which reads: "A lease contract is exempted from payment if the lessee cannot make use of the

use of the premises through his own cause." Mr. Law argued that the general strike proclaimed and closing of the tenants' premises doors were not effected through their own cause and the case should succeed on this point.

It was possible that one or two of the defendants' stores were opened during the strike period, he said, but only to serve those who were in strict need. An hotel was opened to accommodate refugees, he said, and a drugstore also provided medicines to the wounded, but in these two cases the court should consider them to have been legally closed as they did not do business with the general public.

#### Considered "Test Case"

In commencing his address Mr. Preston, associated with Mr. Chen, stated that the present proceedings was a "test" case which was being watched with the greatest of interest by all landlords and tenants in Shanghai. A legal decision would decide the general dispute in all areas and would be considered extremely important, he added.

Three articles in the Civil Code provided his case, Mr. Preston declared. Article 439 read, "The lessee must pay the rent at the agreed time or in the absence of such agreed time according to custom; or in the absence of such agreement or custom, the rent must be paid at the termination of the lease." Article 435, he said, reads: "If in consequence of circumstances that a lessee is not responsible a thing leased is partially destroyed during the continuance of the lease, the lessee may ask for a reduction of rent proportionate to the part destroyed."

#### Closing Said Private Matter

The third article reads: "A lessee of an agricultural land is entitled to a reduction or exemption of the rent if by reason of force majeure the fruits of the thing leased decreased or totally failed."

#### The Argument For The Defense

Attorney Preston continued after citing the above articles, "is that because the Chinese Chamber of Commerce had issued a proclamation they were, in fact, prevented from using their houses. Their consent to close their premises granted by the Chamber of Commerce was a private matter and in no way concerns the legal issue."

"I would like to emphasize that the tenants have not brought their arguments within the four walls of the Civil Code or have shown any legal problem. They have simply maintained that they were compelled to close their houses."

File No. 1.7.1932

Political (3) July 1, 1932.

Federation of Tenants Unions - Meeting

Some 80 members of the abovementioned Federation, at a meeting held in their office, 231 Lloyd Road, between 2 and 6 p.m. June 30 passed the following resolutions:

1. That the Courts be requested to deal leniently towards the tenants cases arising out of non-payment of rent.
  2. That pending the promulgation measures regarding rent reduction and remission rentals be deposited in the Municipality Bank, Tientsin Road.
-

Shanghai Municipality Rent Reduction and Exemption Movement Committee - appeal to the Municipality

At 10 a.m. June 30 six representatives of the Shanghai Municipality Rent Reduction and Exemption Movement Committee called at the offices of the Shanghai Municipality and submitted the following two requests which the Committee passed at a meeting held on June 26:-

1. That measures for dealing with rent reduction and remission be promulgated before the end of June.
2. That the Judicial Authorities be requested not to hear any case regarding the current rent dispute until these measures have been promulgated.

They were received by Chen Kuh-zung (陳克政), Chief of the Propaganda Department of the Shanghai Municipality who promised to forward their requests to Mayor.

THE CHINA PRESS, WEDNESDAY, JUNE 29, 1932

## Judgment For Tenant-Landlord Battle Delayed

### Fight To Get Rentals For War Period Will Open Next Week

The rent "test" case brought by Algar and Company, for the Cathay Land Company in the First District Court on May 21 against 13 of their tenants to decide whether the court would uphold or reject their declaration that no rents for the months of February and March should be paid to the landlords on account of the Sino-Japanese hostilities during that period when their businesses remained closed was brought under the spotlight again when hearing was set yesterday.

It is recalled that judgment was reserved at the last hearing by Judge Lur but an interlocutory judgment was sent to the attorneys in the case which held that there was insufficient evidence for the court to render a judgment either way and the case would have to be reopened and re-argued.

#### Asks Judgment

Yesterday morning the tenants were not represented before a new judge who presided and asked the court to adjourn the case until their counsel was prepared to defend them. Mr. A. M. Preston, representing the landlords, promptly asked for judgment in default and the judge read a petition he received from Mr. Andrew C. Y. Law, counsel for the tenants. The petition laid out the reasons why the case would have to be adjourned and the impossibility for judgment to be rendered on default.

According to the new laws promulgated which came into force on June 8, he held the judges on hear-

ing a litigation for the first time could not give judgment on default if no answer was filed to the petition. He further pointed out that he had not been served with a summons announcing the date for the hearing and had learned that a date had been fixed from his client. Judge Yang Pang subsequently adjourned the case one week.

The civil suit is an aftermath of a long dispute with foreign landlords and Chinese tenants regarding the payment of rental during the Sino-Japanese conflict. The tenants contend that they had done no business at all for two months as they had closed their shops following an order from the Chinese Chamber of Commerce that all Chinese shops and traders should cease doing business as a general protest to the unwarranted invasion of Japanese on Chinese soil and their subsequent destruction of homes and human lives.

#### Matter Of Grace

The landlords, on the other hand, hold that the tenants' premises were located at Chekiang and Pakhol Roads behind the Wing On departmental store in the Central district and had been in no manner affected by the trouble in outlying districts. Mr. Preston said they refused to be intimidated by threatening letters they received and that it would be a matter of grace if the landlords would allow reduction of rental in certain individual cases.

The case is occupying the attention of all landowners in the city as a ruling on the issue will only conclude the dispute kindred to those already decided or used in settling future disputes of the same nature.

It is understood that the Municipality of Greater Shanghai have asked Chinese tenants and landlords to submit petitions setting out their contentions in the rent issue and that they will make an order after carefully studying the petitions with a view to effecting a compromise as arbitrators.

Reg. Please attach file. M. 29:6:32

See  
for

Attached

CR 296.

3900

THE CHINA PRESS, SATURDAY, JUNE 4, 1882

## "Test" Case Over Unpaid Rentals To Be Reopened

### Tenants Refused To Pay Rents For March And February

The "test" case brought by Algar and Company against 13 of their tenants occupying and trading in premises at the corner of Chekiang and Pakhol roads in the First District Court recently when the latter refused to pay the rent for the months of February and March on account of the Sino-Japanese hostilities during that period, will be reopened in the civil division and argued again.

Counsel for the landlord and tenants, Mr. A. M. Preston and Andrew C.Y. Law, respectively, have been both informed of the decision of the judge who at the last hearing had reserved judgment to retry the case. No date has yet been set.

The decision of the judge has an important bearing, according to the attorneys of both sides, as it will not only definitely set a ruling regarding the payment of rental by tenants who are withholding payment until judgment in the case is handed down but also involves the movement of 10 to 20 million taels.

The argument of the landlord in the case is that the tenants must live up to the terms of the lease and pay their monthly rental. The plaintiffs hold that during the troublous period the 13 tenants who have been residing in houses in the Central District have not been affected in any way. The shops, they say, were opened and the defendants resided in the houses.

The defense set out by Mr. Law was that the tenants had in accordance with a request from the Chamber of Commerce in protest against the Japanese invasion closed their shops for two months. It was not a case where they themselves agreed to discontinue their trade but had followed a patriotic movement arising from a public order.

S.I., Please attach wappropriate file  
JULY 1  
4:6:82

3894

THE SHANGHAI TIMES, MONDAY, MAY 30, 1932

## SHANGHAI RENTALS REDUCTION

Mr. Wang Ching-Wei  
Is Sympathetic  
To Delegates

NANKING, May 29.—Mr. Wang Ching-Wei, president of the Executive Yuan, expressed lively sympathy for the reduction of rentals in Shanghai in order to mitigate the plight of the people as a result of the Sino-Japanese hostilities.

In a verbal reply to a delegation representing these organizations whom he received yesterday, President Wang pointed out that while at Nanking and Hangchow rentals have been reduced as a result of the war, it is only fair that a similar procedure should be observed at Shanghai, the scene of most of the fighting.

Regarding the request that the date of the general settlement of yearly accounts for the 20th year (which was postponed to the end of the current month from last December) be further delayed, President Wang was also sympathetic. However, in both matters he counselled mutual forbearance between those concerned and advised that the questions be referred direct to Mayor Wu Teh-chen so that a speedier solution may be reached.—Kuo Min.

S.I.,  
Passed to you & attached to  
appropriate file. J.W.  
30.5.32.

Extract from the Intelligence Report of May 27, 1932.

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Representatives of the "Shanghai Citizens' Rent Reduction and Remission Movement Committee" and the "National Salvation Federation of Various Shanghai Bodies" - Proceed to Nanking to submit petition

At 3.45 p.m. May 26, Chang Ih-zung (張一空), representative of the Shanghai Citizens' Rent Reduction and Remission Movement Committee<sup>\*</sup> and Wong Han-liang (王漢良), representative of the "National Salvation Federation of Various Shanghai Bodies" left Shanghai for Nanking with the object of submitting a petition to the Executive Yuan requesting its permission for the approval of rent reduction and remission in Shanghai and also for the proposed reorganization of the above Federation.

*To Right*

**Extract from the Intelligence Report of May 24, 1932.**

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**Shanghai Citizens' Rent Reduction & Remission Movement Committee - Meeting**

Ten committee members of the abovementioned organization including Chang Ih-zung (張一生), owner of the Yung An Lee Confectionery Shop, 513 Nanking Road, who acted as chairman, held a meeting in their office, 251 Chefoo Road, between 4.30 and 5.30 p.m. May 23, when it was decided to write to the Chinese Chamber of Commerce and the 1st District Kuomintang (Chinese City), requesting them to support the resolutions passed by the Committee on April 28 on rent reduction and remission in Shanghai (Vide I.R. 29/4/32) and to repeal the Chamber's decision that only one month's rent (March) should be remitted in Nantao.

*for their file*

Extract from the Intelligence Report of May 21, 1932.

Meeting of Chinese Realty Owners Association re Rent Problem

Fifty members of the above association held a meeting on May 14 at No. 96 Peking Road between 3.30 and 6.30 p.m. Mr. Kwei Yen Fong, Chairman of this association and also a committee member of the Shanghai Property Owners Association presided and the following resolutions were passed :-

1. That the S.M.C. give an explanation as to why it has approved without first consulting the consumers the decision of the Shanghai Waterworks to collect the water rate according to the meter reading, and the S.M.C. be apprised of the disregard of the Waterworks for the position of the estate owners and the welfare of the people, in view of the Company's resolve to cut off the water supply for non-payment.
2. That the rentals of houses north of the Soochow Creek be reduced and remitted in proportion to the scale determined by the S.M.C. for reduction and remission of the Municipal rates, and the Waterworks, the Power Company and the Council be asked to remit the water, and electricity charges and land tax for those periods.
3. That all members refuse to sign contracts for water supply according to the meter system.
4. That Estate owners be advised to construct artesian wells.
5. That the Waterworks be advised to adopt the following measures in the event of the meter system being adopted.
  - A) The meter installation fees and deposits not to be the responsibility of the estate owners.
  - B) The water rate at 6.25% of the rentals to be collected from the tenants direct by the Waterworks.

The estate owners are rigorously pressing their tenants for arrears of rents, and are attaining some results, although the Eastern District remains a serious problem in view of the continued refusal of tenants in this area to pay any rents, which attitude is mainly attributable to the activities of the various rent reduction and remission Associations.

The case of Algar & Co. Estate agents versus 17 tenants of a block of buildings at the rear of the Wing

On Ge. Manking Road for non-payment of rents was heard at

2 p.m. May 19, 1932 at the Shanghai Special District Court when the case was remanded for judgement on May 26 at 2 p.m. This case is regarded by the estate owners in the nature of a test case, likely to reveal the attitude of the Court in the matter of rent payments and the outcome will undoubtedly be accepted by the majority of tenants. Further action will be immediately commenced by the estate owners in other cases should a favourable decision be rendered by the Court.

Extract from the Intelligence Report of May 19, 1932.

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Shanghai Citizens' Rent Reduction and Remission Movement Committee - representations made to the Chinese Chamber of Commerce

At 11 a.m. May 18, three representatives of the Shanghai Citizens' Reduction and Remission Movement Committee, 251 Chefoo Road, called at the Chamber of Commerce, North Honan Road and solicited assistance in the matter of the rent reduction and remission movement in Shanghai. They were told that their request would be referred to the Executive Committee of the Chamber.

Tenants' Association of Ward Faung, Ward Road - Meeting

Twelve members of the Ward Faung Tenants' Association, Ward Road held a meeting in their office, No. 51 the same alley between 4 and 5.15 p.m. May 18 and decided that as the landlord has refused to grant the remission of rent for April, the matter be reported to the Citizens' Federation.

Tenants of houses owned by the late Mr. Hardoon inaugurate a union

A new tenants' union under the style of the "Hardoon Tenants' Federation" was inaugurated at a meeting of some 70 Chinese claiming to represent tenants of houses owned by Mr. Hardoon held in the Ningpo Fellow Countrymen's Association, 80 Thibet Road, between 3 and 4.20 p.m. May 18. The meeting was presided over by Long Ching-chi (龍經齊), owner of the Tien Pao Tsa (天寶齋) Drug Shop, 80 Kiukiang Road, who is one of promoters of the new organization in question. During the proceedings, an executive committee of 11 persons was elected to take charge

of the new body and the following resolutions were passed:-

1. That the landlord be asked to adopt the solar calendar in collecting rents.
2. That the landlord be asked to remit the rents for February and March, and that at the same time the tenants be notified to pay their rents in arrears for months other than the above.
3. That a manifesto bearing on the inauguration of the organization be issued.

This new organization has established a temporary office in 323 East Kung Woo Li, Foochow Road.

Eastern District Rent Reduction & Remission Movement Committee  
- Meeting

Some 40 Chinese claiming to represent various tenants in the Eastern District held a meeting under the auspices of the above-mentioned committee in its office, 20 Museum Road, between 3 and 6 p.m. May 18 when the following resolutions were passed :-

1. That in compliance with a request of the Kwang Ling Li (Rangoon Road) Tenants' Union, Mr. Liu Hung-shuin (劉衡深), the Committee's legal advisor (20 Museum Road), be requested to write to the landlord of Kwang Ling Li, Rangoon Road, expressing opposition to his decision to increase the rentals and demanding the remission of 3 months' rent.
2. That every possible assistance be rendered to the newly inaugurated Soong Mur Li and Poo Ai Fang (Yangtszepoo Road) Tenants' Unions in connection with the rent reduction and remission movement.
3. That in connection with the dispute between the sub-tenants and the 1st tenants of the Poo Ai Fang, (Yangtszepoo Road) and Nankwei Road, the former persisting in the demand for rent reduction and remission, a letter be addressed to the parties concerned exhorting them to shelve their dispute pending the settlement of the question between the 1st tenants and the landlords.
4. That in connection with the notice of the Provisional Joint Office of Branch Associations of the Citizens' Federation in Hongkew District warning the Hongkew residents not to take heed of organizations other than the Joint Office interested in rent problems (Vide I.R. 16/5/32), investigations be made to whether the Joint Office considers this committee as being one of the other or outside organizations of whom no notice should be taken.
5. That posters bearing the Committee's resolutions that "Rents for February, March and April be remitted and 50% of the rents be paid from May and until such time as normal conditions are restored" be prepared for distribution and exhibition in the Eastern District.

Extract from the Intelligence Report of May 17, 1932.

25th District Branch (North Szechuen Road) of the Citizens' Federation - Meeting

Twenty six members of the 25th District Branch of the Citizens' Federation held a tiffin party in the Dah Chung Hwa Restaurant, 453/4 Fokien Road between 12 noon and 2.30 p.m. May 16. Chang Yih-zung (張一忠), owner of the Yung An Lee Confectionery Shop, 513 Nanking Road, presided. The following resolutions were discussed and passed :-

1. That the rents of houses in the district for February, March, April and May be remitted and that only 50% of the rents be paid from June until such time as normal conditions are restored.
2. That this resolution be passed to the local Kuomintang and Government Authorities for reference.
3. That in connection with the removal on April 27 of about ten thousand dollars worth of furniture and property from the Woo Kai-vung (吳開興) Chinese Pen & Ink Shop, 457 North Szechuen Road (North of Boundary Gate) by the landlord Chen Chung-zu (陳仲祖) through the Land Estate Office represented by A. Du Pac de Marsoulies, due to non-payment of rent for the period after January 18, and the leasing of the premises to other interests, every possible assistance be given to the manager of the Woo Kai-vung Shop in filing a lawsuit against the alleged oppressors.

Meeting of Tenants Association of the Zai Kong Li, Zai Ching Li and Zai Yue Li Alleyways, off East Kashin Road

At 9 a.m. May 15, about 100 Chinese who claim to be tenants of the above mentioned alleyways held a meeting in the Yangchow Theatre, in the Zai Yue Li alleyway of Urga Road, O.O.L. to inaugurate the above association. After some discussion the following resolutions were passed :-

1. That the landlords be requested not to collect rent for the past three months.

2. That the landlords be requested to charge the same rent for red brick houses as charged for blue brick dwellings. (Note: the rent for red brick houses is \$35 and \$32 per month and that for blue brick houses is \$34 per month).
3. That the payment of rent be shelved pending a reply to the above two resolutions from the landlords.

The meeting terminated at 11 a.m.

Extract from the Intelligence Report of May 16, 1932.

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17th & 28th District Branches of the Citizens' Federation - Meeting

Some 20 committee members of the 17th (North Szechuan Road) and the 28th (Boone Road) District Branches of the Citizens' Federation at a meeting held in 101 Chihli Road, between 7 and 8 p.m. May 14 decided that they were not satisfied with the Council's concession in the matter of Rate remission and would ask the Chinese members of the Council to fight for better concessions.

The meeting was presided over by Wang Chien-ngoeh (王劍衡), committee member of the 17th District Branch of the Citizens' Federation.

6th District Branch (East Seward Road) of the Citizens' Federation - issues posters

On May 14, copies of a poster purporting to emanate from the 6th District Branch of the Citizens' Federation were found posted on East Seward Road. The poster states that a unanimous resolution has been passed exempting the payment of the February, March and April rents in the district, and warns the residents not to take heed of other organizations purporting to be interested in the rent problem.

Copies of a handbill of a similar nature purporting to emanate from the "Provisional Joint Office of Branch Associations of the Citizens' Federation in Hongkew District" were distributed to residents in Hongkew District on May 14.

Tenants of Tai Woo (太和) Alleyway, Tsitsihar Road - oppose payment of rent for April

In consequence of a notice issued by landlord of Tai Woo (太和) Alleyway, Tsitsihar Road on May 13 demanding the payment of rent for April, some 15 members of the Tenants Association of the alleyway held a meeting between

4.30 and 5.45 p.m. May 15 in their office located in the same alley, when they unanimously decided not to pay the rent for that month.

Extract from the Intelligence Report of May 14, 1932.

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Shanghai Citizens' Rent Reduction & Remission Movement Committee - representations made to the Social Bureau

Three representatives of the Shanghai Citizens' Rent Reduction & Remission Movement Committee, 251 Chefoo Road, called at the Soeial Bureau, Nantao, at 10.15 a.m. May 13 and appealed for the issue of an order for the reduction and remission of rentals in Shanghai. Mr. Mar Chao-chu, Chief of the Bureau, who received them, informed the visitors that the matter had already received the attention of the Bureau which was contemplating organizing a special committee consisting of representatives of local bodies to discuss and consider the rent question. The callers left at 11 a.m.

Extract from the Intelligence Report of May 10, 1932.

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Rent Reduction & Exemption Movement Committee

Nine committee members of the above-mentioned organization held a meeting in their office at 251 Chefoo Road between 6.40 and 8 p.m. May 9 and passed the following resolutions :-

1. That the Bar Association be requested not to take any case in connection with rent problems.
2. That a circular letter in English and French be prepared to explain the rent reduction and exemption question to local foreign landlords.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482.

9.1.5.1.32.

Extract from Intelligence Report 9.5.32.

Tenants in alleyways on Pingliang Road turn down landlords' suggestion for rent remission

Between 2.30 and 3.20 p.m. May 8, one Chu Sz Ung (朱世恩), landlord of the Vee Shing Li, Vee Ching Li and Vee Zeu Li, Pingliang Road, summoned 30 tenants to his residence, 112 Pingliang Road, and informed them that as a result of the local Sino-Japanese conflict, the rent for February and March will be exempted but the rent in arrears should first be paid in two instalments. This suggestion was, however, turned down by his tenants.

Extract from Intelligence Report dated May 7, 1932

Shanghai Citizens' Rent Reduction and Remission Movement Committee - Appeal to Chinese Authorities

Three representatives of the above mentioned organization called at the local Kuomintang Headquarters, West Gate, at 10.30 a.m. May 6 and submitted an appeal for adoption of the measures for rent reduction and/or remission as resolved by the organization on April 28 (Vide I.R.29/4/32). They were received by the chief clerk who promised to refer the request to the Central Government.

These representatives then called at the Municipality of Greater Shanghai where they were promised that the matter would be given consideration.

Provisional Joint Office of the Hongkew Citizens' District Branch Associations - Meeting

Some 16 members of the above office at a meeting held in their office, 207 Teh An Li, North Shansi Road, between 3.10 and 5 p.m. May 6 decided that the fate in the district be withheld till a reply is received from the S.M.C. in settlement of the dispute, and the business in the same area be resumed when the Japanese troops have been withdrawn.

Extract from the Intelligence Report of May 6, 1932.

Shanghai Eastern District Rent Reduction and Exemption Movement Committee - new body established

A new body entitled "Shanghai Eastern District Rent Reduction and Exemption Movement Committee with a communication address at the office of Liu Hung-shing (劉鴻生), a lawyer at No.20 Museum Road, has come into existence. The promoters of this movement, which, it is reported, has the support of about forty tenants in the Eastern District are as follows :-

- 1. Yeu Ching-tsing (尤鏡清), unemployed, residing at 32/5 Sungpan Li, Sungpan Road.
- 2. Kuo Shih-fu (郭石夫), a merchant living in a Chinese dwelling to the west of Sungpan Road.
- 3. Liu Tsing-meng (劉靜孟), a labourer, residing at No.2 Wu Ziang Li, Ningkuo Road.

It is reported that the object of the Committee is to secure remission of rent for February, March and April and a reduction for the months thereafter.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY.

No. D 3482

May 4, 1932. Afternoon Translation Date 5.1.5.1.32.

MISCELLANEOUS.

Shun Pao:

HOUSE REMISSION CONFERENCE.

The Shanghai Citizens House Rent Remission Movement Committee held a meeting at 3 p.m. yesterday at which the following resolutions were passed:-

1. That representatives be detailed to submit appeals to the Kuomintang and the political organs.
2. That Wang Han Liang, Chen Yia Fu, Chen Pei Tuk and three others be elected to the Schemes Committees.
3. That the controversy between the landlord and the tenants of Hwa Tuk Terrace, Tsen Foong Le, Dong Ching Terrace, Yun Hwa Le, Si Hou Li, Dong Yu Li, and others, be settled by the Mediation Committee.
4. That assistance be rendered to the tenants of the Fu Hai and Loh Sian Terraces who are being oppressed by the landlords.
5. That, with regard to the measures for remission of house rents submitted by the Fu An Terrace tenants, the first be not discussed, the second be transmitted to the landlord and the third be held over.

With reference to the Yun Hwa Photo Studio case, the committee has sent a warning to the landlord.

The Rue du Marche and Broadway Road Tenants Federation held a meeting at 7 p.m. yesterday, at which a resolution was passed that the landlord be requested to remit the house rents for February, March and April; the remission after May will depend on developments in the local situation.

A responsible person of the Shanghai Real Estate Owners Association yesterday informed a reporter of the Kuo Min News Agency as follows that the Association has devised measures for a remission of house rent. The matter will depend on the action of the Municipal authorities in regard to the remission of the Municipal rate. If the S.M.C. remit the Municipal rate in the Hongkew district for spring quarter, then the house rent will also be remitted for that quarter.

Extract from the Intelligence Report of May 2, 1932.

Ward Fong Tenants' Union - Meeting

Some 80 members of the abovementioned Union at a meeting held in their office, 51 Ward Fong, Ward Road, between 2.30 and 4.30 p.m. May 1, passed the following resolutions :-

1. That the first resolution that the rents of houses areas north of the Soochow Creek be remitted for February, March and April, while the payment for May and subsequent months be decided in accordance with the circumstances obtaining, passed by the Shanghai District Rent Reduction & Remission Movement Committee (Vide I.R. 29/4/32) be observed.
2. That rent due prior to February be paid to the landlord according to the following installment plan :-

a) Those whose rents are six months or more in arrears	2 months arrears of rents to be paid every year.
b) Those whose rents are five months and or less in arrears	1 month arrears of rents to be paid every year.
3. That the new landlord be requested to treat the tenants in the same way as his predecessor (The Ward Fong estate has recently been sold to other interests).
4. That \$0.40 per annum be paid by each house of the alleyway to meet the expenditure of the Union.

Extract from the Intelligence Report of April 30, 1932.

Ward Wong Tenants' Union convenes meeting on rent reduction  
and remission question

The Ward Fong (an alleyway on Ward Road) Tenants' Union is arranging to convene a general meeting of representatives of tenants on Ward Road in its office at 51 Ward Fong, Ward Road, at 7 p.m. to-day, April 30, with a view to discussing rent reduction and remission.

Extract from the Intelligence Report of April 29, 1932.

Shanghai District Rent Reduction & Remission Movement Committee - Meeting

Some 160 Chinese claiming to represent various street unions, branches of the Citizens' Federation and tenants' unions, held a meeting under the auspices of the Shanghai District Rent Reduction & Remission Movement Committee in the Ningpo Fellow Countrymen's Association, 80 Thibet Road, between 3 and 5.45 p.m. April 28. Yu Hua-loong (余華龍), a lawyer with an office at 2 Burkhill Road, presided. The following resolutions were discussed and passed :-

1. That the rents of houses in areas north of the Soochow Creek be remitted for February, March and April, while the rent question for May and subsequent months be decided in accordance with the circumstances obtaining.
2. That the rents of houses in Nantao, Poctung and Western District Extra-Settlement road areas be remitted for February and March and that only 40% of the rent be paid from April until such time as normal conditions are restored.
3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid from April until such time as normal conditions are restored.
4. That the rents of houses in Chapei, Chenju, Kiangwan, Woosung and the areas north of the Boundary Gates of the Settlement be totally remitted until such time as normal conditions are restored.
5. That the 1st tenants and the sub-tenants be entitled to equal remission and/or reduction in rent; but the latter should pay the electricity and water rates to the former proportionately.
6. That during the period of rent remission and reduction, neither the estate owner nor the 1st tenant should ask their sub-tenants to remove or increase the rent rate.
7. That in view of the fact that many estate owners are inserting advertisements in the local press notifying the tenants to register with them at a certain fixed date under the pain of being ejected, various public bodies be asked to chop and endorse a petition to be submitted to the local Kuomintang and Government Authorities for assistance.

8. That the assistance of the local courts be also solicited in this matter.
9. That the Municipality of Greater Shanghai be asked to deal with those estate owners making use of the abovementioned oppressive measures towards the tenants, as "Chinese traitors".
10. That a manifesto advocating the necessity of rent reduction and remission be issued.

V. D 3482  
27. 4. 32**RATES AND RENTS**

The attitude of many Chinese in the International Settlement in objecting to paying rates and rents is causing much concern, in the former case to the Municipal Council and in the latter to the property owners. Although there are a number of hard cases, which might be dealt with on their merits, the movement, as a whole, appears to be dominated by an obstructionist spirit and a desire to profit by unusual circumstances, fostered by various street unions and other organizations. The Municipal Council has now the matter of the rates and similar demands under its consideration and it is expected that within a few days some definite policy will be enunciated. With regard to the rent question, Mr. T. C. Britton, presiding at the annual meeting of the Shanghai Property Owners' Association on Monday evening, pointed out that it was a very difficult question on which to lay down any hard and fast rule, for each and every case put forward necessitated individual consideration. The Committee, of the Association, he said, had given a great deal of thought to the matter and felt that consideration should be given to those tenants who were, to all intents and purposes, forced to evacuate for safety's sake the premises occupied by them. It was mentioned by Mr. Britton that it had been reported to the Committee that property owners were experiencing some difficulty in the collection of their rents in areas that were certainly not affected by the recent hostilities in so far as the safety of the inhabitants was concerned. The areas in question included the Central District, the Western and certain parts of the Eastern District of the International Settlement, also the French Concession, and the Committee certainly had no intention of advocating that any allowance be made to tenants in these parts of the town. In commenting upon the need for great care in dealing with applications for remittance of rents, Mr. Britton remarked that it had come to the Association's knowledge that many Chinese tenants who were not forced to evacuate for safety nor were in any immediate danger, arranged to give portions of their premises to refugees or fugitives to whom they were putting the matter up as a matter of fact, there being numerous instances of the removal of many Chinese from their homes.

been a great many instances in which refugees have been charged exorbitant rents for the poorest accommodation and, when their money has gone, pushed into the street. It is to be emphatically hoped that persons who have been acting in such a manner towards refugees will not obtain a remission of rates from the Municipal Council or of rent from their superior landlords. As an example of what has been going on, we may say that in conversation with a well-known real estate compradore the other day, we were informed by this gentleman that many of the cheap "hotels," which formerly supplied "bed space" to the poor at ten cents and twenty cents a night, during the recent troubles put up their prices for this "accommodation" to as much as forty and fifty cents per night. In one case, of which we have knowledge, a shopkeeper who is the tenant of a shop and workshop on a ground floor and several floors of flats above (all sub-let) still rents every available space, however diminutive, nightly to refugees. Business in his shop, he complains, is bad owing to the recent hostilities, but he makes light of the other "little profits."

There is no doubt that the majority of people in Shanghai are considerably the worse off for the happenings of the past few months

and have lost their possessions and practically all their business, but we shall all have to take it in the best possible spirit and pull together so that recovery may be as rapid as possible. People who have suffered out of all proportion to others deserve our sympathy and should be given what practical assistance is possible. But this is a very different thing to giving a wholesale remission of rates and rents as some appear to expect. We sincerely hope that Chinese householders will turn deaf ear to foolish agitation and realize that rates and rents are not paid voluntarily. The longer will be the time which Shanghai will take to recover from the recent disaster which has overtaken her and that it is to everybody's advantage to do his or her best to meet their obligations as quickly and completely as possible. This is an essential individual responsibility, as in never to turn a blind eye to any wrong, and to do one's duty without fear or favor.

*SI  
Please see  
and pass to  
the key to  
the safe*

# Association Opposes Cutting Rents Anywhere But Hongkew

**Shanghai Property Owners' Body Holds Annual Meeting in Palace Hotel**

SHANGHAI MUNICIPAL POLICE  
& S. B. REGISTRY.

D 3482

23.4.32

Calling attention to difficulties that have arisen for property holders as a result of the Sino-Japanese hostilities, Mr. T. C. Britton in the annual report given at the meeting of the Shanghai Property Owners' Association yesterday afternoon in the Palace Hotel, stated that the question of any allowance being granted in connection with tenants should be considered in each individual instance on its own merits.

Mr. Britton, vice-president of the association, took the chair yesterday in the absence of Mr. N. L. Sparke who is now on home leave.

The General Committee for the ensuing year is composed of Messrs. A. M. Preston, H. G. Robinson, H. Sandor, E. Bassat, H. E. Sabicoff, E. Sigaut, H. D. K. Kirby, N. L. Sparke, E. A. Sykes, F. W. Vandeburgh, W. R. Walter, G. J. Wilson, A. W. Burkhill, H. M. Cumine, M. C. Davies, K. Inouye, N. E. Kent, G. P. King, Y. F. Kwai, A. Loosne, R. G. McDonald, V. Meyer, Gordon Morris, and Baron Guillaume.

Mr. H. M. Spence proposed the resolution favoring the adoption of the committee named and Mr. J. C. Potts seconded.

Following is the report as given by Mr. Britton:

"Before dealing with the cash statement I wish to express on behalf of the committee their very real appreciation of the work done by your chairman, Mr. N. L. Sparke during the past year. Mr. Sparke has just recently on home leave and I can assure you that his advice and assistance have been of the utmost value and it is sincerely hoped that on his return he will continue to give his valued advice and services to this association."

**Balances of The Cashier.**  
"I do not wish to account to you for notice that the balance on your books there was a credit balance with the Shanghai Municipal Renting Corporation, Rs. 4,822.07 as compared with a credit balance of Rs. 4,282.00 for the year ending December 31st, 1930. I think we may consider this satisfactory, as current subscriptions received are slightly less than those in 1930. In fact that during 1931 we were able to obtain some additional authorizations. Our rents remain practically the same. The amounts for last year are unavoidable in excess of those for the year 1930, but for income from all sources amounted to Rs. 2,112.12 over expenditure."

During the past year several matters of importance came before your committee and I propose to give you a brief summary of them. At least one member of the General Committee mentioned that the Municipal Council should be approached and suggested that a small committee of the association be elected to form the sub-committee of the Municipal Society in order that the members of the Public Works and Municipal Committee might be approached and a representative appointed.

**Annual Number of Owners.**  
"The number of owners of property in the city of Shanghai is approximately 10,000.

Others would be served best by remaining anonymous. An official representative of the Chinese Government, I think I can say without fear of contradiction, that your committee's views had a useful and beneficial effect on the discussions and actions which followed.

Your committee also had conferences with representatives of the Shanghai Municipal Council regarding road surrenders and agreements on certain titles deposited. I am happy to say these conferences resulted in a complete understanding between both parties. You will readily see that these discussions needed very careful study and necessitated our calling in legal advice and I wish to thank our advisors for the generous amount of time given to our association.

#### Contract Riving Service.

A member of the association requested your committee to ascertain information on the telephone system, Settlement and Compensation limits, for there appeared to be a great deal of difficulty in applying the demands of shareholders. Your committee after discussion this matter decided to approach Mr. Gill of the Shanghai Telephone Company, who very kindly consented to attend a committee meeting in order to discuss the basis of his ability and questions that were raised.

Mr. Gill in addition to answering questions very kindly gave your committee a complete resume of the situation from the time the Shanghai Telephone Company took over from the previous company and made thoroughly clear the whole position. I do not propose to go into any detail but should like to add a few more observations on this question. In future, if you will communicate or call on my personal services, I will assist you as to the position and possibilities.

#### Water Metering Discussed.

The Shanghai Waterworks Company's metering system has also been discussed by your committee during the year. The adoption of this system of general metering for water will involve radical changes in water rates. High rent properties may be required to pay less and low rent properties may be expected to have to pay more. Difficulties may arise but, nevertheless, a company must be set up for this corporation and if sufficient that these difficulties will be overcome.

Your committee has received communications from some members suggesting that instead of the differential caused by the water metering system, this change to the water metering system be postponed. As I have pointed out, however, it is expected to benefit the shareholders and others to have it. I think the matter might best be left to the Waterworks committee to settle.

#### Water Charges Discrepancy.

Before concluding I wish to refer briefly to the water charges experienced this year. Although this does not concern the Association directly, it is of very great importance to property owners. Your committee have had several meetings for discussions and advice on the question of water charges in the areas affected by the water metering system. You will realize that the water metering system is a new one and many of you may not fully understand how it works.

Your committee has given a great deal of thought on how this meter should be applied. As far as we know, you will receive a bill for the water used in the areas where they fall under the metering system. In some areas, however, it would not be fair to charge the water metering system for the water used in the areas outside the metering system. This would be a hardship to the shareholders of the water metering system.

It is the opinion of your committee that the water metering system should be applied to the areas where the water metering system is installed. This would be a fair way to charge the shareholders of the water metering system.

J.W.P.  
R.H.W.

23.4.32

File  
7/18  
22.4.32



EVERY MORNING

DAY, APRIL 23, 1932.

OR THE POOR AND

SATURDAY, APRIL 22, 1932

headquarters. Large  
a number from  
various  
districting force

to the poor  
picture - some  
see troops serve  
of rice.

## *Mercantile Of Hongkew Demand Remission Of Three Months' Rental*

**Exemption Of Payment Of Rents For Months Of  
February, March And April Sought From  
Landlords In Petition**

### **PAWNERSKERS ALSO RAISING HOWL FOR EXEMPTIONS FROM LICENCE FEES**

THE recent movement against the payment of rents for February, March and April, and every other form of payment by pawnshopkeepers, housewives and other individuals, is spreading rapidly. The decision of the Shanghai Municipal Council to grant a general remission of rates in areas directly affected by the Japanese incursions, Chinese are now demanding a remission of three months' rental in these districts. A circular for this purpose has been circulated to landlords. Letters bearing on the same subject have been issued to every house to be posted on the doors. In addition, pawnshopkeepers have sent a letter to the Council asking for exemption from payment of one quarter's licence fees on the ground that business is bad. Other demands for exemptions have already reached the Council.

The business depression and losses sustained during the recent Japanese invasion have increased the pressure advanced for a remission either from rate, rent or licence payments. The demand for the remission of rents is the most serious aspect of the movement. Although since the beginning of the Japanese invasion a number of cities have imposed a moratorium on rents in certain districts, the demand for remission of rentals is not confined to the areas directly affected by the Japanese invasions, but are being made throughout in districts which were not immediately concerned in the invasion. The French Concession and districts equally far removed from the scene of hostilities are making the movement. In the northern districts not directly affected by the invasions, the situation is not so much the usual vanishing as far east and south. But in the northern districts the power is definitely for complete exemption. Some of the real estate companies and landlords have already announced their intention to grant certain remissions, but those suspending the present

\$1 (Kent Benson  
writing)

Please attach  
Wife. J.W.

24:4:32

Extract from Intelligence Report 22-4-32

Remission of Rent - notice to shopkeepers in Hongkew District

On April 21, the Provisional Joint Office of the Hongkew District Branch Citizens' Associations, located at 207 Te An Li, North Shanse Road, distributed copies of a poster, translation of which is as under, to the various shops in Hongkew District :-

"This Association has decided that rent be remitted for three months"

The above office, which represents nine branches of the Citizens' Federation, in Hongkew and Eastern areas, came into existence as a result of a resolution passed at a joint meeting of these bodies held at Foh Shing Yuen Restaurant, 152 Canton Road, on April 7 (Vide I.R. of April 8). While ostensibly subordinate to the Citizens' Federation, located in the Chinese General Chamber of Commerce, this office has assumed the right to act of its own accord in matters concerning the nine branches north of the Soochow Creek.

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

No. D 3482

Date 12/4/32

Extract from Intelligence Report 11.4.32.

Shanghai Citizens' Rent Reduction and Exemption Movement Committee - Office removed

The office of the above-mentioned Committee was removed on April 10 from 101 Chihli Road to the 3rd Floor, 251 Chefoo Road.

APRIL 10, 1982

SHANGHAI MUNICIPAL POLICE  
C. & S. B. REGISTRY

# *Increasing Agitation For Rental Reductions And Rate Exemption*

## Council And Landlords Faced With Heavy Losses As Tenants And Chinese Ratepayers Refuse To Pay Amounts Owing.

## **STREET UNIONS AND FEDERATIONS ARE CHIEFLY CAUSE OF TROUBLE**

Landlords in the Settlement and the Shanghai Municipal Council are faced with a difficult problem in the increasing agitation against the payment of rents and taxes by a large proportion of the Chinese community. Fostered by the various street unions and citizens federations in this city, tenants and Chinese ratepayers are refusing to pay the amounts owing prior to the outbreak of hostilities and insist upon big reductions in rentals. Claiming that they have suffered severe losses owing to the Sino-Japanese hostilities in this area, Chinese ratepayers in many instances have refused point-blank to pay rates for the current quarter and declare that they will not do so until the Japanese have withdrawn. The agitation is extending to other sections of the Chinese community and at a recent meeting of various Chinese bodies resolutions were carried

Agitation is developing in such a way that property owners are now busily devising ways and means for combatting it. Many large property owners have announced their willingness to forego rentals for the months of February and March, on condition that the arrears up to February 1 are paid. Some have even promised a slight reduction in rent, but those behind the agitation are exerting every effort to precipitate a crisis between landlords and tenants. The opposition is definitely organized and is represented by various street unions in different parts of the city. These, however, virtually act as dictators to residents in their own particular districts, and their demands are often carried out.

The movement is particularly strong in the West End, where the arrears now stand at £1,000,000. The districts where the bulk of the recent evictions have taken place are the Grosvenor, Mayfair, Belgravia, and the West End. In these districts the removal of the arrears has been

S.I., Information

3568

the amounts owing would be greater than was formerly believed. Officials of the Council admit that large numbers of Chinese have definitely refused to pay rates for the current quarter, despite the fact that the Council agreed to relieve them of the burden of taxation for the period of February and March. This was especially applicable to the Hongkew District where many Chinese were forced to evacuate and the majority of whom have not since returned. But the Chinese are demanding more. They insist, in many instances, that they will not pay until the Japanese troops have withdrawn. Their attitude is tantamount to defiance. In this respect they have the support of various Chinese public bodies all of which declare that rates should not be paid while the Japanese forces remain in this area. They claim that they were paying for protection from the Council which has not been given. The contention is made that residents of the Hongkew District have suffered enormous losses as the result of the Japanese occupation of that area.

#### All Over Shanghai

The agitation is spreading. Applications for exemption from the payment of certain licence fees have already been made by a number of organizations claiming to represent groups of licensed premises. Even the handicraft owners have joined the movement and there is no telling, at the present moment, where it will end. The Municipality of Greater Shanghai is also affected. Applications for exemption of tax payments have been made to the civic body and have been turned down. Proclam-

ations insisting upon payment have been posted in various districts in Nantao and other surrounding areas. But this has not brought much money into the municipal coffers.

A similar agitation has been started in the French Concession which was the district of Shanghai to suffer least in the recent upheaval. The House Rent Reduction and Exemption Committee in the French Concession has sent a letter to the French Consul-General asking him to enforce the order issued in 1930 restricting rentals. It also demands that landlords be prevented from evicting tenants for non-payment of rents. It promises, however, that municipal taxes and water and electricity charges will be paid.

#### Committee Formed

The Municipality of Greater Shanghai, in view of the increasing agitation, for rent reductions has decided to form a special committee to deal with the question. Representatives are to be appointed to co-operate with various Chinese bodies for the purpose of examining individual applications for reductions and exemptions. These will be considered and judged according to the extent of the losses suffered by tenants during the recent hostilities.

In the Settlement, landlords have held conferences on the matter and are at present devising means to come with the situation.

The position of the Shanghai Municipal Council, however, is occasioning considerable thought in official quarters and it is believed likely that definite steps may have to be taken to cope with the continued refusal of large numbers of Chinese to pay their rates.

Extract from Intelligence Report 9.4.32.

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Shanghai Citizens' Rent Reduction & Exemption Movement Committee - Meeting

Fourteen members of the abovementioned committee held a meeting in their office, 101 Chihli Road, between 6.20 and 7.50-p.m. April 8, and passed the following resolutions :-

1. That five representatives be sent to the Social Bureau to submit views in writing on rent reduction and exemption.
2. That a circular be issued to local bodies requesting them to submit before April 14 the names of their two representatives who will attend a general meeting to be convened by the Committee in the near future.

Extract from Intelligence Report 6.4.32.

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Shanghai Citizens' Rent Reduction and Exemption Movement Committee - Meeting

Some eight members of the above-mentioned committee held a meeting in their office, 1st floor, 101 Chihli Road, between 6.30 and 7.20 p.m. April 5 and passed the following resolutions :-

1. That a formal letter be delivered to estate owners, requesting them to grant reduction or exemption of rent.
2. That a letter be sent to the "Rent Reduction & Exemption Committee of Various Organizations in the French Concession", welcoming the three representatives appointed by the former to join the committee in the Settlement.

11:4:32

Reg.

Please collect newspaper cuttings  
and journals or copies of all reports  
made about the following matters  
which should be made the subject  
of special files:

✓ Hanover Citizens House Kent  
D. 31482 Reduction and Exemption  
from Real Movement

Committee,

2 - Clean Lines Strike

D. 31481  
2 March 9th  
12/4/32

Sir, "Your instructions have  
been noted." J.W.G.  
12/4/32

List of House, land & estate agents

Algar & Co., Ltd.	5 Hongkong Road.	10231
Argus Properties Incorporated	80 Nanking Road.	15203
Asia Realty Co.,	50 Nanking Road.	18770
Atkinson & Dollars, Ltd.	26 Peking Road.	10012
Benjamin & Co., D.H.	259 Kiangsi Road.	19210
Bisset & Co. J.P.	12 The Bund.	10658
Brandt & Rodgers	391 Kiangse Road.	11169
Central China Realty Co. Ltd.	36A Av. Ed. VII	18549
Central Realty Co.	25 Jinkee Road.	15148
China Finance Corporation,	4 Hankow Road.	15054
China Land & Investment Co.	1 Kiukiang Rd.	17169
China Realty Co.	70 Szechuen Rd.	15410
City Realty Co.	12 The Bund	14118
Credit Foncier D'Extreme Orient	Sassoon House.	16366
Credit Franco-Chinois	39 Av. Ed. VII	35210
Crone, Erik, S.	71 Szechuen Rd.	19293
Cumine & Co.	48 Szechuen Rd.	16151
Darre Marcel	4 Av. Ed. VII	15825
Davies & Brooke & Boyd	21 Jinkee Road.	15455
Ezra & Co., Edward	14 Kiukiang Rd.	10981
Fittkau, H.	20 Museum Road.	11912
Fonciere et Immobiliere de Chine	9 Av. Ed. VII	82008
Fukano Realty Co.	25 Jinkee Road.	10146
General Realty Co.	72 Szechuen Rd.	19578
Hansons	7 Pekiang Road.	18605
Harrold, Wm. S. &	127 Bubbling Well Rd.	
Hatherly, A.H.	107 Nanking Rd.	11849
Hsin Woo Realty Co.	3 Kiukiang Road.	16128
	3 Museum Road.	18194